



Starling Close, Manchester, M22

Asking Price

£174,995

Fantastic Two Double Bedroom Second Floor Apartment

Master Bedroom with En-Suite

Stunning Development in Sumptuous Grounds

EPC Rating C

Beautifully Appointed Fully Tiled Bathroom Suite

Spacious Interior

Fully Fitted Kitchen

Allocated Car Parking

Immaculate Condition Throughout

Proudly presented to the market at an asking price of £174,995 is this remarkable two double bedroom second floor penthouse apartment in the stunning development of Starling Close, Sharston, Manchester. This exceptional abode offers a magnificent standard of living within sumptuous grounds in one of Manchester's most desired locations. With allocated car parking and an EPC Rating of C, this property guarantees a comfortable and convenient lifestyle.



Internally, the apartment unveils a splendid interior, showcasing a spacious layout in immaculate condition. Upon entry, you are greeted by an inviting reception room, imparting a welcoming ambience with its chic decor and ample space. Perfect for relaxing or entertaining, this room is truly the heart of the home.



The wider accommodation comprises of two highly impressive double bedrooms, including a decadently spacious master bedroom equipped with a private en-suite bathroom. Both bedrooms are imbued with a warm and serene atmosphere, providing the perfect sanctuaries for rest and relaxation.



At the nexus of the apartment is the marvellously appointed fully fitted kitchen, marrying practicality and style. It features contemporary design that caters to the tastes of any budding chef, whilst providing a sociable space that will naturally draw family and friends together.

Moreover, a further beautifully appointed fully tiled bathroom suite adds the apartment an added layer of luxury. Showcasing high-quality fixtures and stunning tilework, it offers a spa-like retreat where you can pamper yourself after a long day.



The entire apartment is cocooned within a modern development, set amongst sumptuous, verdant grounds that provide a serene environment to unwind. To further enhance your ease, this property also comes with allocated car parking, allowing quick and worry-free accessibility to your home.



This exquisite penthouse flat in Starling Close, Sharston, Manchester, offers a wealth of amenities within its spacious interior paired with unparalleled location. It's an opportunity not to be missed by anyone seeking a lifestyle of comfort and luxury.

With its beautifully appointed rooms, pristine condition and idyllic location, this property will not stay on the market for long. Invest in a lifestyle, not just a home with this immaculately presented penthouse.



Tenure - Leasehold - 125 Years from 01/01/2003 - Service charge is £1000 PA payable quarterly and the Ground Rent is £150 PA

Ground Floor

Communal Entrance

Covered entrance - Access to the building is via a telephone entry system with video transmission. Carpet stairs and landings.

Second Floor

Entrance Hall

Light, bright entrance hall with three storage, cloaks cupboards, solid wood laminate to floor, radiator, security entry phone, thermostat control.

Living Room

15' 4" x 10' (3m 4cm) 10"

Spacious living room with two UPVc double glazed windows affording plenty of natural light, solid wood laminate to floor, two wall radiators, ample space for lounge furniture.



Dining Kitchen

12' (3m 65cm) 9" x 8' (2m 43cm) 11"

Fitted with ample Hi-Gloss base and eye level units with down lighting and with wood effect work surface and tiled splash backs, integrated four ring gas hob with electric oven and grill with extractor hood over, vinyl to floor, radiator, the boiler is situated in one of the eye level units, UPVc double glazed window to the rear aspect. There is space for dining table and chairs to the side.



Master Bedroom with En-Suite

14' 4" x 9' 8"

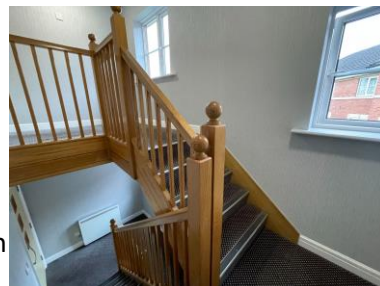
Great sized first double bedroom with carpet to floor, radiator, UPVc double glazed window to the rear aspect, ample space for large double bed and free standing bedroom furniture. En-Suite Shower Room - Well appointed and fully tiled to ceiling height, white three piece suite comprising of glass shower cubicle with shower over, low level WC, pedestal hand wash basin, chrome towel radiator, ceiling inset down lighting, extractor fan.



Bedroom Two

10' (3m 4cm) 2" x 8' (2m 43cm) 6"

Second double bedroom currently in use as a home office, carpet to floor, radiator, UPVc double glazed window to the rear aspect.



Bathroom

7' (2m 13cm) 2" x 6' (1m 82cm) 7"

Main principal bathroom with three piece suite comprising of panelled bath with mixer taps, low level WC, pedestal hand wash basin, chrome towel radiator, extractor fan.



Outside

Landscape gardens, which are well stocked and have neatly, tended lawned areas. Allocated Parking with visitor spaces.

Disclaimer

Disclaimer: These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves



