



12 Lakeside Rise , Manchester, M9 8QB

Offers in excess of £100,000

A development of multi storey apartment blocks and town houses set within a lake side warden controlled gated environment with ample parking. This first floor apartment is ideally located for access to Manchester City Centre as well as within walking distance to Bowker Vale Metro Link station. Access to the regions extensive motorway network is provided by J21 of the M60 ring road.

INVESTOR BUYERS ONLY - PROPERTY IS TENANTED



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Property Approach

Access is from a private slip road off Blackley new Road leading to secure electrically operated gated car park.

Entrance

The property is accessed via a communal front door opened remotely from within the apartment. Stairs and a passenger lift service the apartment.

Hall

Entrance hall with access to main reception and bedrooms.

Open Plan Living/Dining/Kitchen

Good sized main living space with kitchen and space for three piece suite/dining table..

Bedroom 1

13'5 x 9'2 (4.09m x 2.79m)
Good sized double bedroom.

Bedroom 2

13'5 x 8'10 (4.09m x 2.69m)
Second larger than average bedroom.

Bathroom

Three piece in white with W.C , pedestal wash hand basin and bath with electric shower over.

Exterior

Each block is warden controlled for security. The site is fully enclosed and benefits from electrically operated gates. There is ample on site parking.

Parking

One designated space.

Council Tax

To be advised, payable to Manchester.

Viewings

Through Sole agents jonathan Dines and Company

Points to Note

Current service charge is £120 p.c.m
The property is currently rented out and the current rent is £600 p.c.m.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	