



NICHOLAS
Humphreys
ESTATE AGENT

SALES
MORTGAGES
LETTINGS
MANAGEMENT

Melrose Apartments, Manchester, Lancashire, M13 0HX

Asking price £100,000

Entrance lobby

The entrance to the apartments houses all of the mailboxes, and gives access to the stairs, leading to where this apartment is situated.

Living/bedroom area

The room has a laminate floor, windows looking out to Hathersage Road, and is furnished with a bed, wardrobe, a chest of drawers and some shelves giving more storage.

Kitchen

The fitted kitchen has a good amount of base and wall units, a fitted electric hob and oven, and sink and drainer. There is a double glazed window facing out on to Hathersage Road.

Shower room/wet room

The wet room has fully tiled walls, a shower, wash hand basin, W/C, and benefits from an extractor fan and two small storage cabinets.

VIEWINGS

323 Wilmslow Road
Fallowfield
Manchester
M14 6 NW

manchestersales@nicholashumphreys.com

0161 300 9180

SERVICES

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

FIXTURES, FITTINGS & APPL.

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

GENERAL NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

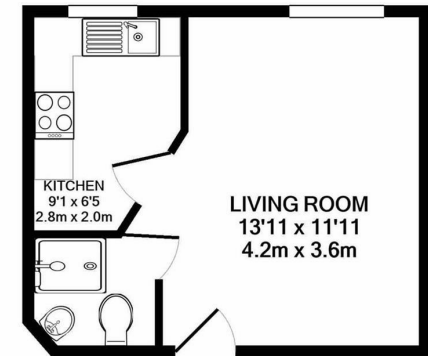
HOURS OF BUSINESS

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 10am till 4pm.

For your convenience we are also contactable out of office hours - Email manchestersales@nicholashumphreys.com.

PARTICULARS

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TOTAL APPROX. FLOOR AREA 225 SQ.FT. (20.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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