



Carmel court, Holland Road, Manchester

Asking Price £65,000

**Ascend**  
Built on higher standards



## Carmel court, Holland Road, Manchester

This cracking one-bedroom apartment is situated in the leafy Blackley area of Manchester. Close to Cheetham Hill and offering great transport links to the city, you really are in a fantastic location with everything you could possibly need, right on the doorstep.

Take a step inside and you'll find a bright open-plan living room with a fully fitted kitchen, a double bedroom and a three-piece suite in the swish bathroom. Inside so you'll have more than enough room to really make yourself at home. Outside there's plenty of street parking too - people who struggle with parking on a regular basis will know how much of a bonus this is.

If you're interested in having a closer look or have any questions, do get in touch.

And just so you know, the pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

The lease was for 250 years on January 1st 2015.

The ground rent is £250 per year.

The service charge is £2,000 P.A.

### Living area

13'3" x 12'10" (4.05 x 3.92)

Living area, with big bright windows. Carpet underfoot.

### Bedroom

9'0" x 8'2" (2.75 x 2.51)

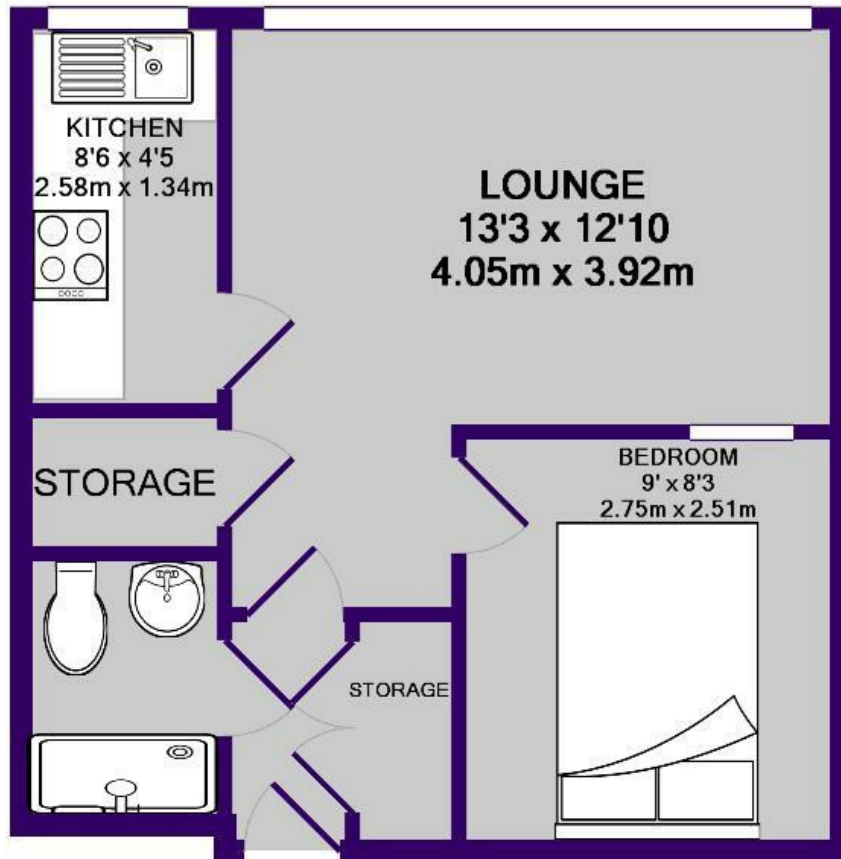
Double bedroom.

### Bathroom

Three piece bathroom suite.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. 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.



TOTAL APPROX. FLOOR AREA 315 SQ.FT. (29.3 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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