

*JP&Brimelow*

*SALES*

*Price £99,950*



*44 Appleby Lodge, Wilmslow Road,  
Fallowfield, Manchester, M14 6HY*

## Withington

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### DESCRIPTION

Situated on the ground floor of the fabulous Art Decor Appleby Lodge development on Wilmslow Road Fallowfield. This well presented Studio apartment is the ideal starter home or investment property (was let by vendor previously @ £575.) Appleby Lodge has undergone extensive refurbishment in recent years including, New Windows through out and a new roof. The accommodation comprises of Lounge/bedroom, kitchen and modern shower room. Heated via central Gas central heating (included in service charge) and with the most delightful communal gardens. Appleby Lodge provides excellent commuter links into the City Centre as well as being well serviced by the local communities of Rusholme and Fallowfield.

#### IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

#### Communal Entrance Hall

#### Private Entrance Hall

Entry Phone. Storage / cloaks cupboard. Meter cupboard.

#### Lounge/Bedroom

18' max x 15' (5.49m max x 4.57m)

A very spacious main living room with recessed area suitable for double bed. There is a large original Radiator and double windows over looking the rear of the development. Telephone point. TV point.

#### Kitchen

6'4 x 6'9 (1.93m x 2.06m)

The kitchen is fitted with a modern range of base and wall mounted kitchen units. There is a sink and drainer unit with Plumbing for washing machine under. Space for electric cooker and fitted extractor hood over. Large window to the rear aspect of Appleby Lodge.

#### Shower room

9' x 5'8 (2.74m x 1.73m)

Fitted in recent times to provide a modern fully enclosed shower cubicle with electric shower. Pedestal wash hand basin and WC. The shower room is fully tiled and has a heated towel rail and extractor fan.

#### Communal Gardens

Appleby Lodge has some of the best kept communal gardens in the area. Centrally located and enjoyed by the residents with flower beds and seating area. Ample communal parking facilities.

### Lease Info

Service Charge c.£235pcm This includes , buildings insurance, heating and maintenance of shared internal and external spaces, such as corridors, gardens and building exterior and window cleaning.

Ground Rent: £10 per annum.

lease Length 170 tbc by vendor

### Directions:

From our Withington office proceed along Wilmslow Road towards Manchester City Centre. Once passed through Fallowfield, Appleby Lodge is located on the right hand side.

### Tenure:

### Assessment:

Council Tax Band

### Financial Information:

At JP & Brimelow we offer access to a mortgage advice service dedicated to finding you the best mortgage and protection solutions to meet your financial needs. To make an appointment to see a Mortgage Consultant or for further information about the service please contact Brendan at Brown Financial Services Ltd. E-mail:

[Brendan@brownfinancialservices.co.uk](mailto:Brendan@brownfinancialservices.co.uk), Mob: 07764942896.  
Landline: 0161 976 2628.

Brown Financial Services Ltd usually charges a fee for mortgage advice. The amount of the fee will depend upon your circumstances and will be discussed and agreed with you at the earliest opportunity.

Your property may be repossessed if you do not keep up repayments on your mortgage

JP & Brimelow introduce to Brown Financial Services Ltd for purpose of the provision of advice in relation to mortgage and non investment insurance products. Brown Financial Services Ltd is an Appointed Representative of PRIMIS Mortgage Network, a trading name of Advance Mortgage Funding Limited which is authorised and regulated by the Financial Conduct Authority.

### Viewing:

By appointment through the JP & Brimelow Withington Sales office.



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Independent Estate Agents " "

**FLOOR PLANS**

Not to Scale. For Illustration purposes only

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