Offers in excess of £120,000

Melrose Apartments, Hathersage Road, Manchester.
M13 0HX



1 Bedroom

1 Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
Sabitac@candrproperties.co.uk

0161 227 9990

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C & R Hulme are delighted to offer this well presented 1 bedroom, 4th floor apartment in Melrose Apartments. The property offers large lounge, a large double bedroom, fitted kitchen and bathroom. The development comes with lifts a residents gym and parking can be available. Close to St Marys hospital and all univesities with great access links into and out of the city centre. Excellent 1st time or investment purchase.

NO CHAIN!!

Entrance Hall
Access to All Rooms, Storage Cupboard, Ceiling Light Point, Power Point.

Lounge *4.25m x 3.30m (13' 11" x 10' 10")*
UPVC Window to front elevation. Electric panel heater.Ceiling light point, range of power points.

Kitchen *3.08m x 1.73m (10' 1" x 5' 8")*
UPVC window to front elevation. Fitted kitchen with a range of floor and wall units finished in blue & beach with blue marble effect worktops. Blue splash back tiles. electric hob & oven with extractor over. Inset sink with chrome mixer tap. Under counter Fridge

Bedroom *5.10m x 3.21m (16' 9" x 10' 6")*
UPVC Window to front elevation. Electric panel heater. Ceiling light point, range of power points.

Bathroom
3 Piece bath suite consiting of bath with panel and thermostatic shower over, W.C and hand wash basin. Off white tiles to floor and green wall tiles through out. Heater towel rail extract fan & ceiling light point.

External/Others
Landscaped ground with parking available (at extra cost) to the rear. Downstairs is a residents Gym with Changing rooms and a Launderette. Lifts

Tenure
Leasehold: 125 years from 1999 Service charge: 100.00 PCM EPC: 73C

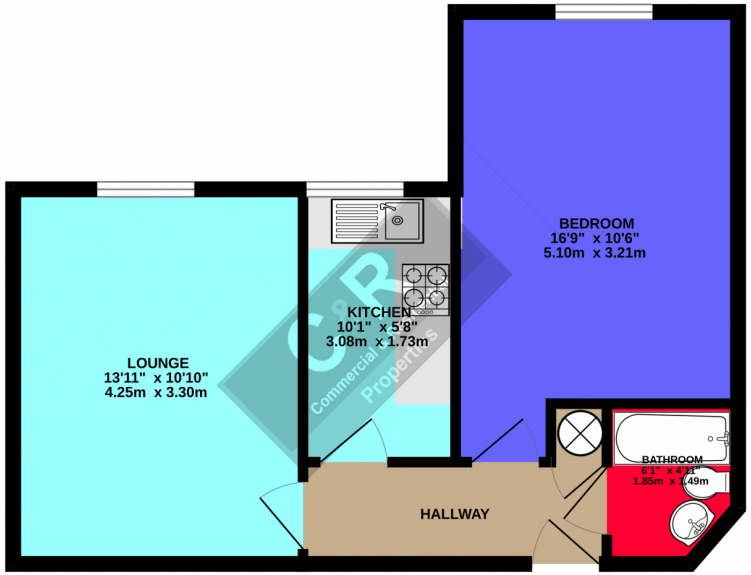
Agents Notes
NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.

Thinking of Selling
If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our offices, and we'll be happy to schedule an appointment at a time that suits you.

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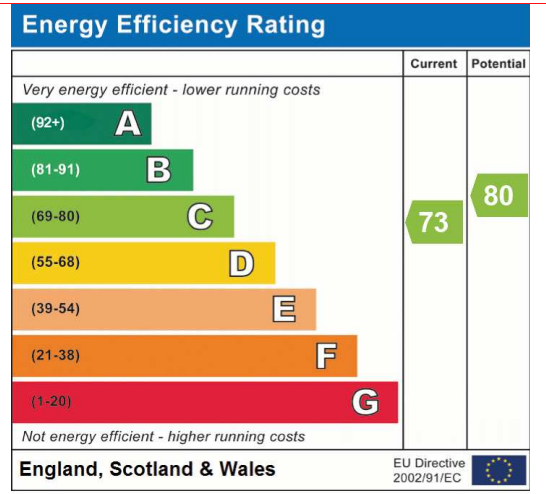
444 sq.ft. (41.2 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 444 sq.ft. (41.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Address: 159 Hathersage Road, M13