



BURFORD COURT, WHALLEY RANGE, MANCHESTER

GUIDE PRICE £160,000 Leasehold

Presenting to market this Two bedroom 1st floor flat in a sought after very popular location of Whalley Range. It is ideal for professionals. Excellent transport links. Superb location

TWO BEDROOM FIRST FLOOR APARTMENT – WHALLEY RANGE

Ryan Baker Estate Agents are delighted to bring to the market this well-presented two-bedroom first-floor apartment, situated in a highly sought-after and popular location of Whalley Range.

Ideally suited to professionals, first-time buyers and investors, the property benefits from excellent transport links and easy access to a wide range of local amenities, making it an attractive proposition for both owner-occupiers and landlords.

The accommodation briefly comprises a secure communal entrance with intercom system, private entrance hallway, open-plan living/dining area, fitted kitchen, two double bedrooms and a tiled bathroom.

Further benefits include UPVC double glazing throughout, electric heating and an allocated parking space within a secure gated car park.

The flat is currently tenanted, so if buyer is owner occupier then 3 months notice will be served to the tenants.

ACCOMMODATION

ENTRANCE HALL

2.4m x 2.5m

Welcoming entrance hallway with front entrance door, wall-mounted electric panel heater and intercom entry phone (not tested).

OPEN-PLAN LIVING / DINING AREA

3.3m x 3.1m

Bright and well-proportioned living space with double-glazed windows overlooking the front elevation and wall-mounted electric panel heater.

KITCHEN AREA

2.6m x 1.8m

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless-steel one-and-a-half bowl sink with mixer tap. Four-ring halogen hob with extractor unit over (appliances not tested).

BEDROOM ONE

3.3m x 2.6m

Good-sized double bedroom featuring a large double-glazed window to the front elevation and wall-mounted electric panel heater.

BEDROOM TWO

3.0m x 2.8m

A further double bedroom with double-glazed window to the side elevation and wall-mounted electric panel heater.

BATHROOM

1.8m x 1.9m

Fitted with a white three-piece suite comprising wash hand basin with mixer tap, panelled bath with mixer tap and low-level WC. Heated towel rail and part-tiled walls.

ALLOCATED PARKING

The property benefits from an allocated parking space within a secure gated car park.

LEASE DETAILS

* Lease remaining: Approximately 972 years

* Service & ground rent charge: Approximately £90 per month

INVESTMENT INFORMATION

The property is currently producing £1,000 per calendar month rental income, making this an attractive opportunity for landlords and investors seeking a property with an existing rental income.

VIEWING

Viewing is highly recommended to fully appreciate the location, accommodation and investment potential this apartment has to offer.

NO VENDOR CHAIN

Council Tax Band: A

Tenure: Leasehold (972 years)

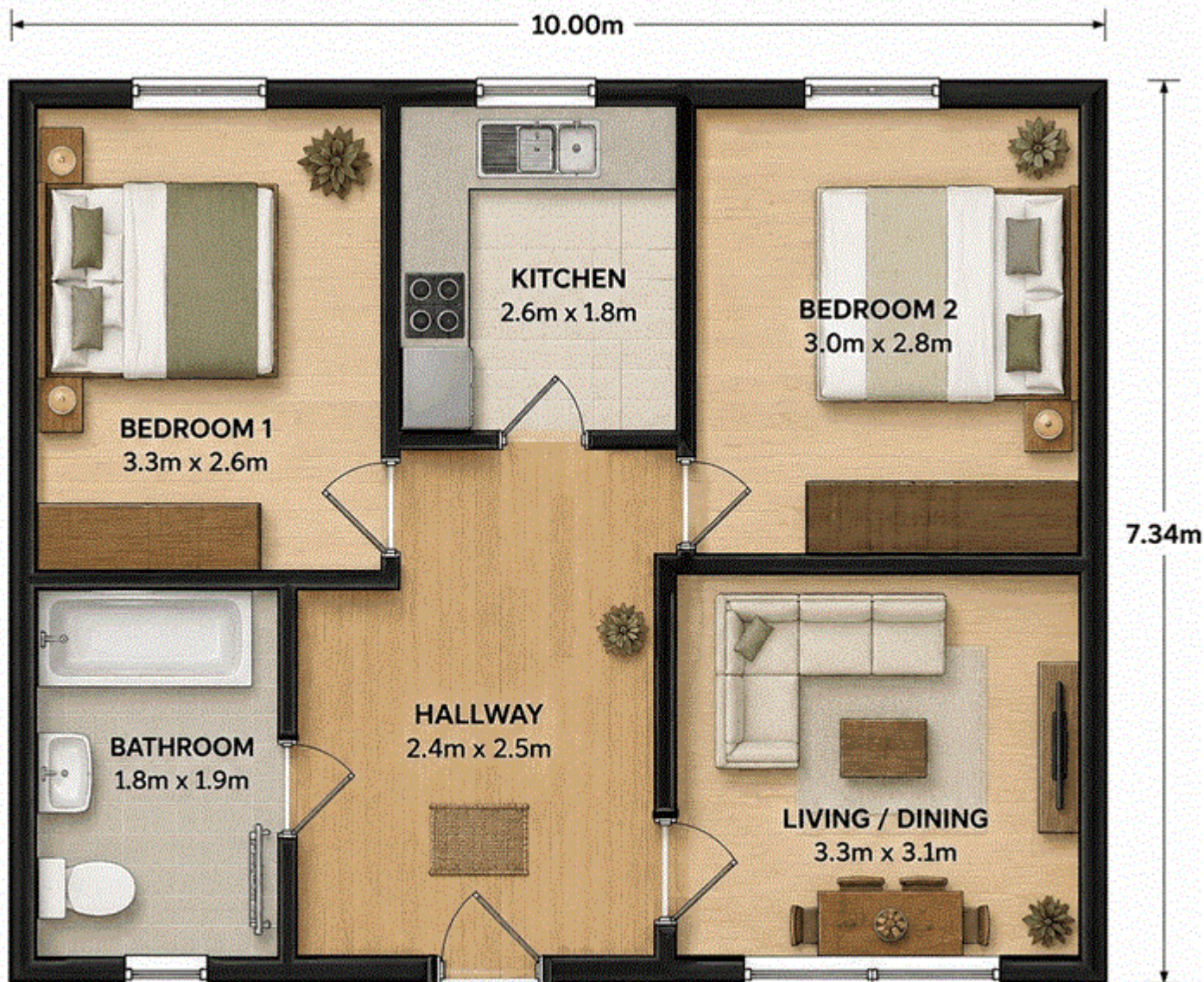
Ground Rent: £0 per year

Service Charge: £90 per month

Parking options: Residents

Garden details: Communal Garden





ROOM DIMENSIONS

Hallway	2.4m x 2.5m
Living / Dining	3.3m x 3.1m
Kitchen	2.6m x 1.8m

Bedroom 1	3.3m x 2.6m
Bedroom 2	3.0m x 2.8m
Bathroom	1.8m x 1.9m

TOTAL FLOOR AREA
Approx. 73.4 sq m
(791 sq ft)

All dimensions are approximate and for guidance only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.