

Upper Park Road, Manchester, Greater Manchester

Asking Price: £150,000

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NO LESS the DEVIL



Nestled within the popular Ellerslie Court development in Victoria Park, this attractive top floor one-bedroom apartment offers stylish, low-maintenance living in a well-established residential setting. Combining privacy, practicality and a highly convenient location, the property is perfectly suited to first-time buyers, professionals and investors alike.

The accommodation centres around a spacious open plan living area, seamlessly incorporating the lounge and kitchen to create a bright and versatile space for everyday living. Large windows allow for an abundance of natural light, while the compact kitchen provides a functional layout with cupboard storage and dedicated space for utility appliances.

The generously sized double bedroom offers comfortable accommodation with plenty of room for additional furnishings, while the modern bathroom is fitted with a white three-piece suite and shower over the bath.

Residents of Ellerslie Court benefit from access to attractive communal grounds and convenient off-road resident parking. The development is well regarded for its peaceful atmosphere whilst remaining within easy reach of the city's many amenities.

Victoria Park continues to be one of South Manchester's most desirable locations, offering excellent transport connections into Manchester city centre and beyond. The Universities, major hospitals and Oxford Road corridor are all easily accessible, while a fantastic choice of independent cafés, restaurants, local shops and the vibrant Curry Mile are just moments away.

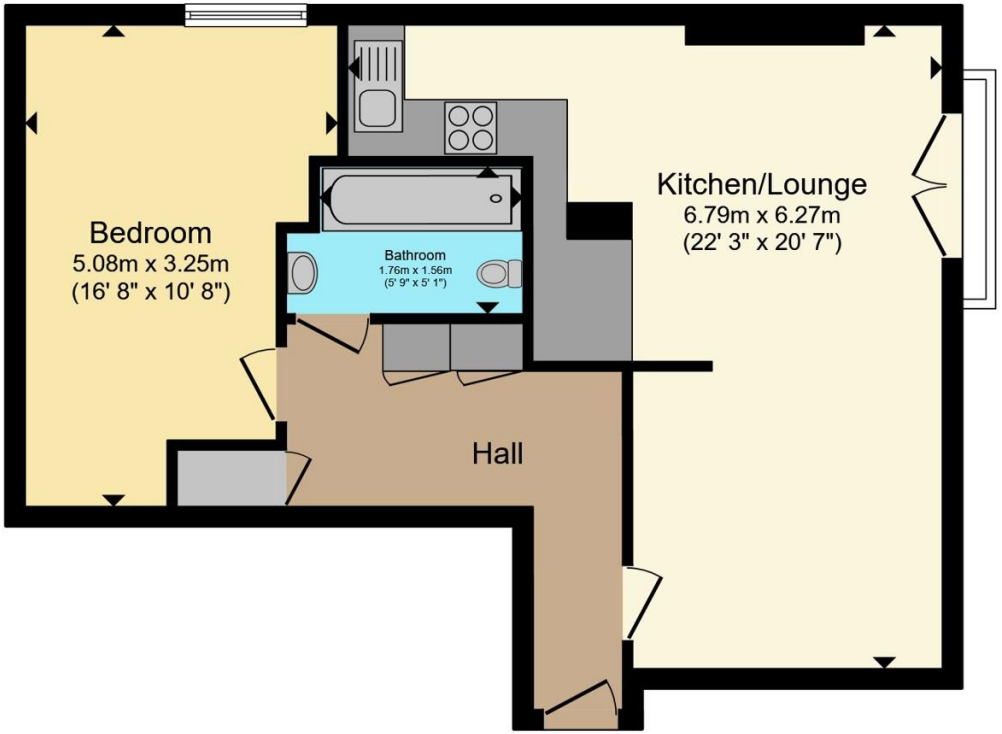
An excellent opportunity to acquire a well-positioned apartment in a sought-after location.

Early viewing is highly recommended and available strictly by appointment.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 56.9 m² (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£1,945**

Years Left on Lease: **100**

Ground Rent: **£50**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. 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.

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