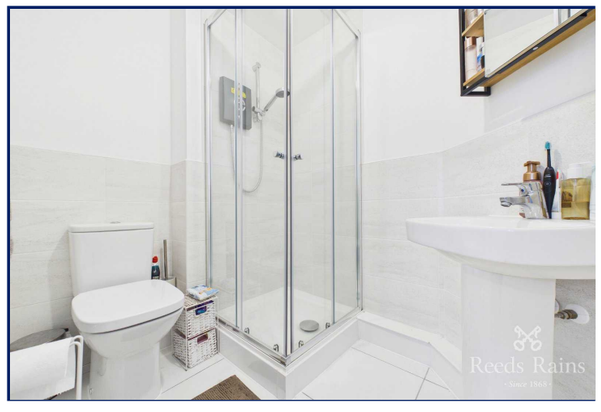

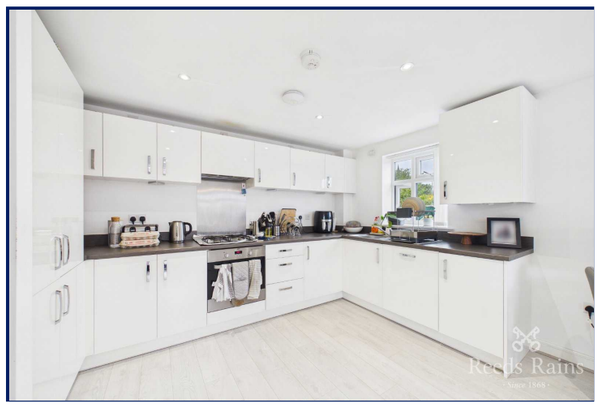

Guide Court, Audenshaw,
Manchester, Greater Manchester,
M34

Offers Over: £170,000
Leasehold

Reeds Rains

reedsrains.co.uk

Guide Court, Audenshaw, Manchester, Greater Manchester, M34

Offers Over: £170,000 Leasehold

Council Tax Band:
EPC Rating: TBC

Discover this charming first-floor apartment nestled in the highly sought-after location of Audenshaw, offering the perfect blend of comfort and convenience. Ideally situated close to excellent train links, this residence is a haven for commuters seeking effortless travel options and easy access to nearby cities and towns.

Communal Entrance
With intercom and secure door. Stairs to all floor.

Entrance Hall
With double glazed door. Radiator. Storage cupboard.

Bedroom
With double glazed window and radiator.

Ensuite Shower
A three piece suite of walk in shower, low level wc and wash basin.

Bedroom
With double glazed window and radiator.

Kitchen/lounge
A modern kitchen with integrated hob, oven, fridge/freezer and washing machine. Double glazed windows in the lounge and kitchen area. Radiator.

Bathroom/wc
A modern suit of bath with shower over, low level wc and wash basin. Towel Rail.

Parking
Residents parking for one with visitors parking.

Council Tax
Band B

Tenure
Leasehold- 125 years from I January 2019

Agents Notes

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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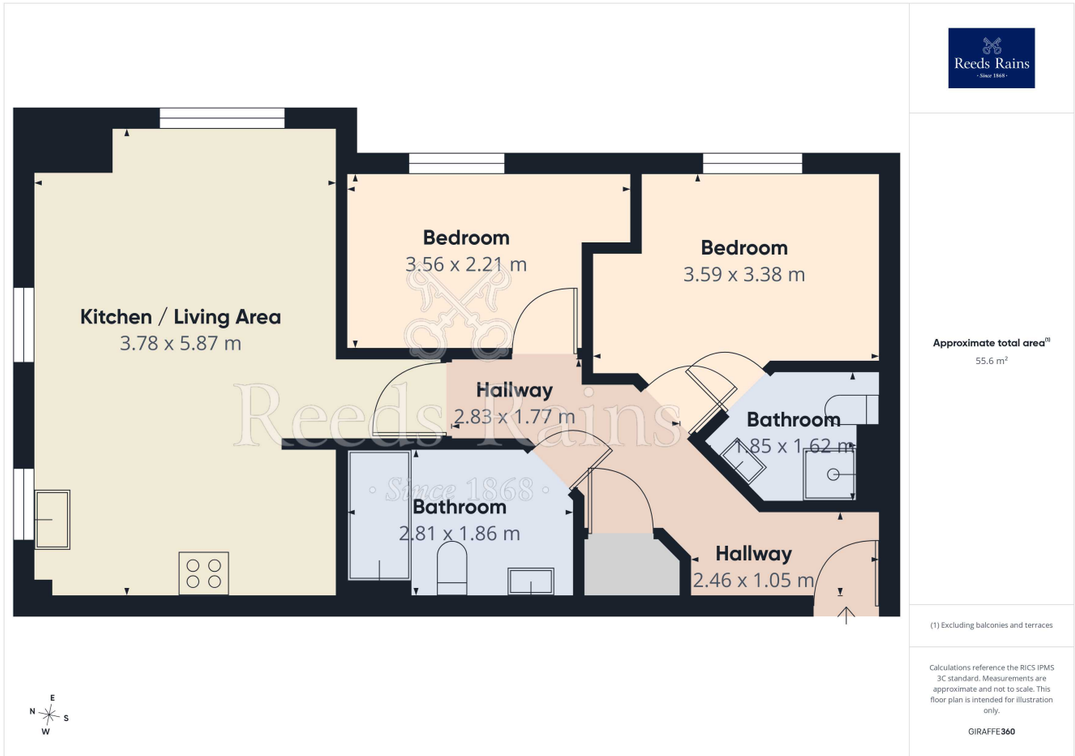
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk