



**31 Deanery Court, Cheetham Hill
Manchester M8 0AU**

£135,000

Hyde Estates are delighted to offer this two bedroom first floor apartment for sale. Built circa 2003 this modern block of apartments is set within tended communal gardens and benefits from residents parking. The property is ideally suited to both first time buyers looking to be nearby Manchester City Centre and investors looking to take advantage of the excellent rental market in the area with an estimated return of around 10% annually.

Deanery Court is conveniently located on the outskirts of Manchester City Centre, just 1.5 miles from Manchester Victoria train station. Commuters can take advantage of the excellent public transport links with frequent buses along Cheetham Hill Road (A665) heading to the city centre and the local Metrolink Station at Queens Road which is less than a mile away. Other local amenities include; Manchester Fort, schools, grocery stores, places of worship and restaurants.



Accommodation

Briefly comprising; communal entrance with intercom access and stairs to all floors. Entrance hall leading to most rooms with store cupboard. The living room features a Juliet balcony and space for both lounge and dining furniture, double doors open to the kitchen which is fitted with a range of wall and base units, tiled splashbacks and flooring. Includes; inset sink unit with mixer tap, integral electric oven and 4 ring gas hob with extractor, plumbing for a washing machine and space for a freestanding fridge freezer. The main bedroom is a spacious double with mirror fronted built in wardrobe, with the second bedroom also able to accommodate a double bed. Fitted with a white suite of wc, washbasin and bath with mains operated shower, the bathroom is complete with both a tiled floor and splashbacks and includes an extractor fan.

Room Measurements

Living room: 14'1" x 13'10" at extremes

Kitchen: 9'2" x 8'5"

Bedroom 1: 13'11" x 8'6" at extremes

Bedroom 2: 8'5" x 7'8"

Bathroom: 9'4" x 5'2"

Gardens

Tended communal gardens.

Parking

Communal residents parking available.

Additional Information

Secure intercom access. UPVC double glazed windows throughout.

Tenure

We understand from the vendor that the property is Leasehold subject to a 150 year lease which commenced in January 2003. We are informed that the ground rent is £150.80 every 6 months.

Service Charge

We understand from the seller that each apartment pays approximately £138 per calendar month towards the upkeep of all communal areas.

Council Tax

Manchester City Council, Band A.

Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

Viewings

All viewings to be arranged via Hyde Estate and Letting Agents 0161 773 4583

Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(37-47) F			(37-47) F		
(1-36) G			(1-36) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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