hyde
Estate & Letting Agents

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Flat B 391 Queens Road, Manchester
M40 8AL

Offers In The Region Of £110,000

Hyde Estates are pleased to offer this two bedroom ground floor apartment for sale. Benefits from gated residents parking and is ideally located close to public transport links into the city for commuters or those wanting to enjoy the many amenities this area has to offer. Ideal first time buy or investment opportunity with no onward chain.

Briefly comprising; entrance hall, open plan living room and kitchen, two bedrooms and bathroom.

Accommodation
Briefly comprising; entrance hall with cloaks cupboard leading to the dual aspect, open plan living area with ample space for both lounge and dining furniture. The kitchen is fitted with a collection of wall and base mounted units, contrasting work surfaces and tiled splashbacks. Inset sink unit with mixer tap, integral electric oven with four ring hob and extractor plus space for a freestanding fridge freezer and washing machine. Two front facing bedrooms one of which is a double room and bathroom with three piece suite of; wc, washbasin and bath with mains operated shower. Tiled splashbacks, frosted window, heated towel rail and built in boiler cupboard.

Room Measurements
Open plan living room/kitchen: 19'5" x 17'
Bedroom 1: 19'7" x 6'11"
Bedroom 2: 9' x 7'1"
Bathroom: 8'5" x 6'2"

Parking
Gated residents parking accessed from Birchwood Drive.

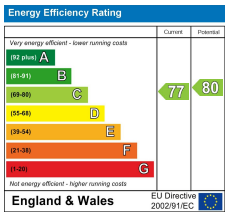
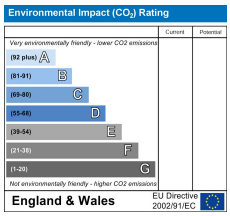
Additional Information
Benefits from wall mounted electric heaters and uPVC double glazed windows. Intercom access.

Tenure
We understand from the Vendor that the property is Leasehold subject to a 150 year lease which commenced in February 2005 with an annual ground rent of £106.

Service Charge
We understand from the Vendor that the service charge is £125 per month.

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 Estates and Letting Agents 0161 773 4583.

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