

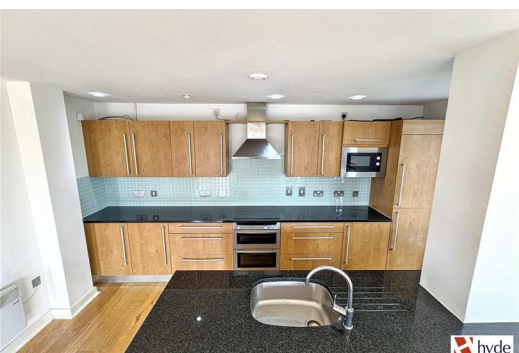


Heaton Lodge Bury Old Road, Prestwich Manchester M25 1NZ

£1,200 Per Calendar Month

Hyde Estates are delighted to offer this two bedroom third floor apartment to let. Situated in a modern block of 11 luxury apartments with lift and adjacent to Heaton Park. Private parking garage with electronically operated gates. Fabulous aspect from the 100 sq/ft balcony. Offered unfurnished and available now.

Heaton Lodge is ideally situated on the perimeter of Heaton Park, public transport is plentiful with regular buses to Manchester City Centre and Bury Town Centre via Bury Old Road and Heaton Park Metrolink Station within walking distance. Commuters also have easy access to the local motorway network.



Accommodation

Briefly comprising; communal entrance with lift, hallway, living room fully opening to the kitchen with private balcony, two double bedrooms both with ensuite shower rooms and a guest bathroom.

Situated on the third floor and located at the front of the building this apartment is predominantly south facing with hallway opening to all rooms. Utility cupboard with plumbing for a washing machine. Open plan 532 sq/ft living area and kitchen with French door to private balcony. The kitchen is fitted with a range of wall and base units with contrasting worksurfaces, inset sink and mixer tap. Integral double oven with 4 ring gas hob and extractor hood, integrated appliances include; microwave oven, fridge freezer and dishwasher. Tiled splashbacks and hardwood flooring which continues into the main living area, having space for lounge and dining furniture and flooded with light from the many windows, providing panoramic views of the surrounding area. Both bedrooms are double rooms and have their own ensuite, the master benefitting from access to the balcony. Both ensuites are built to a similar specification and include a white suite of wc, washbasin and shower cubicle with tiled walls and flooring. Fitted mirror, extractor fan and heated towel rail. The guest bathroom of similar design includes a jacuzzi bath with overhead shower and shower screen.

Room Measurements

Living Room: 20'3" x 17'2" at extremes.

Kitchen: 15'6" x 8'5"

Bedroom 1: 11' x 9'7"

En Suite: 5'10" x 5'6"

Bedroom 2: 13'9" x 10'3" at extremes.

En Suite: 7' x 4'6"

Guest Bathroom: 7'6" x 5'11"

Parking

Secure parking garage with electric gates and remote control access. One allocated space per apartment with additional visitor spaces.

Gardens

Tended communal gardens on the perimeter of Heaton Park.

Additional Information

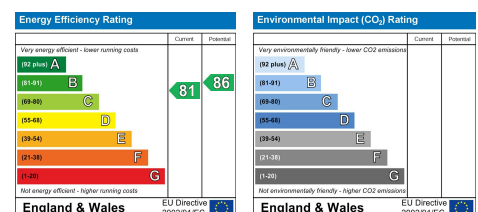
The property is serviced by wall mounted electric heaters and timber framed double glazing units. Intercom access.

Council Tax

Bury Council, Band D.

Viewings

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



1 St. Margarets Road, Prestwich, Manchester, M25 2QB