



 **2**  
Bedrooms

 **2**  
Bathrooms





C & R HULME are delighted to offer this Brand NEW 2nd floor, two double bedroom, two bathroom apartment in the luxury development of Burlington Square. This Apart Hotel type development offers top end luxury with lifts, concierge desk, gym, several meeting zones as well as communal grounds. The property itself comes furnished with large floor to ceiling windows and comprise of: hall, lounge with a fully fitted kitchen with integrated kitchen, two double bedrooms, master en-suite and main bathroom. Local amenities include ASDA, the leisure centre. The property is ideally located with the universities and Oxford road close by as well as walking distance to the city centre. Viewing highly recommended. A true TURN KEY investment and offered with NO CHAIN!!

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#### **Entrance Hall**

Power point, electric storage heater, Inset spot lights. Access to all rooms. Store Room 1 Cylinder electric boiler, extractor fan system, Timer for hot water. Store Room 2 Large storage Room with lighting and power point.

#### **Lounge Kitchen** *22.10ft x 15.2ft (7m x 5m)*

Lounge Area 2 x Large UPVC floor to ceiling windows. Power points, intercom system,. Electric wall heaters. Media point, inset spot lights. Range of power points. Leading to: Kitchen Area A selection of wall and base finished in high gloss grey with gloss white worktops, integrated dishwasher, fridge/freezer and washer. Electric halogen hob and oven, glass splash back and stainless steel extractor hood. inset sink with chrome mixer tap. Power points, Inset spot lights, extractor duct and heat detector.

#### **Master Bedroom** *17.5ft x 9.1ft (5m x 3m)*

Large floor to ceiling UPVC double glazed. Power points, TV point, electric panel heater, inset spot lights.

#### **Ensuite to Master** *6.11ft x 5.8ft (2m x 2m)*

Three piece suite comprising: white W.C, white ceramic hand wash basin with pedestal and chrome mixer tap, white double walk in shower with glass screen and thermostatic shower chrome mixer taps. Fully tiled white ceramic tiles. Large mirror Shaving point, 2 spot lights, chrome heated extractor duct.

#### **Bedroom 2** *15.2ft x 9.3ft (5m x 3m)*

Large floor to ceiling UPVC double glazed. Power points, TV point, electric panel heater, inset spot lights. Door to Bathroom.

#### **Main Bathroom** *9.3ft x 7.11ft (3m x 2m)*

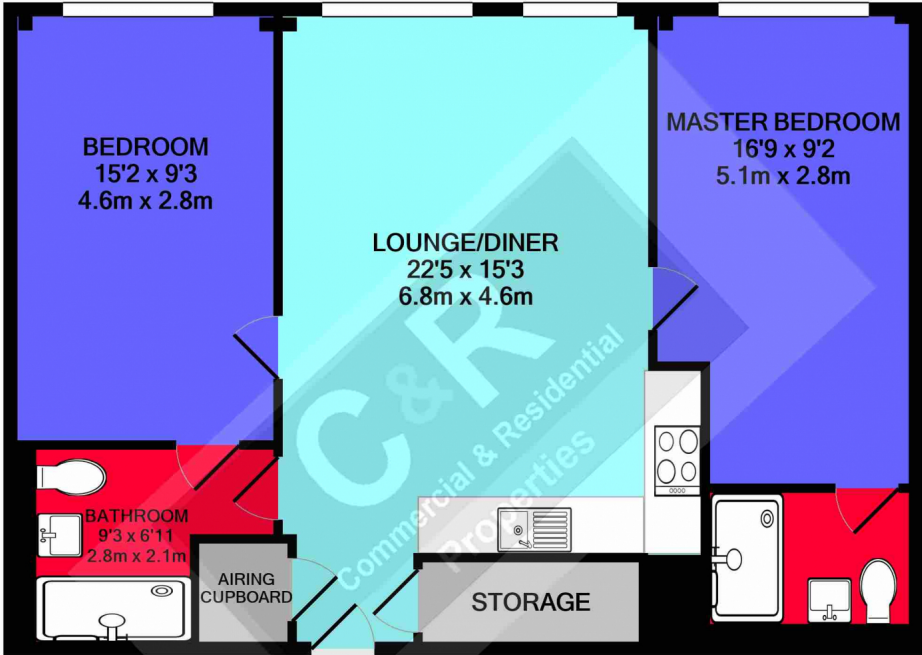
JACK & JILL STYLE BATHROOM. Door from, lounge & Bedroom 2 Three piece suite comprising: white W.C, white ceramic hand wash basin with pedestal and chrome mixer tap, white double walk in shower with glass screen and thermostatic shower chrome mixer taps. Fully tiled white ceramic tiles. Large mirror Shaving point, 2 spot lights, chrome heated extractor duct.

#### **Tenure**

Tenure: Leasehold 250 years granted in 2017. Ground rent of £228.90 payable per annum, payable to Magnificent developments Limited Service Charge: Advised £ 1985.00 per annum. Payable to urban bubble. EPC Rating: 85B

#### **Agents Notes**

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES  
TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

