



 **3**  
Bedrooms

 **2**  
Bathrooms



C & R City are pleased to bring to the market this immaculately presented and fully refurbished, three double bedroom apartment situated in a well-kept purpose-built block within walking distance of Broughton Park. This well-situated apartment is ideally located fronting Bury New Road within easy walking distance of all local schools, local parks and transport routes and only a few minutes' drive into Manchester City Centre or Prestwich. The property has been completely redeisned and renovated throughout and briefly comprises of a spacious entrance hallway, spacious open plan lounge/dining room and refitted bespoke kitchen, balcony area overlooking communal gardens, three double bedrooms, one with en-suite and a modern refitted bathroom suite. The property also has the added benefit of ample communal parking and a single garage.

Lease details:  
Service Charge - £140pcm  
Ground Rent: £150 per annum for the property. £2.50 Per Annum for the garage.

Lease: Lease expires in 2992.

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### **Hallway**

Spacious Hallway providing access to all rooms, underfloor heating, double glazed window to side elevation, storage cupboard, phone intercom system.

### **Lounge** *7.64m x 4.19m (25.07ft x 13.75ft)*

Spacious open plan lounge / dining kitchen accessed via double pocket doors. Underfloor heating, bespoke fitted kitchen with integrated appliances including Neff fridge freezer, Caple wine cooler, Bosch dishwasher, built in oven with two ring gas and two ring hob and extractor over. Accessed via the lounge you will also find a private balcony with views over a well kept communal garden. Double Glazed Window to rear elevation.

### **Master Bedroom** *3.15m x 3.94m (10.33ft x 12.93ft)*

Accessed via single pocket door, underfloor heating, built in bespoke wardrobes with internal lighting, double glazed window to front elevation.

### **Master En-Suite** *1.45m x 3.16m (4.76ft x 10.37ft)*

Accessed via single pocket door, refitted three piece en suite including low level wc, sink & walk in shower, bathroom steam-free mirror, heated towel rail. underfloor heating.

### **Bedroom Two** *3.21m x 4.30m (10.53ft x 14.11ft)*

Accessed via single pocket door, underfloor heating, cupboard housing a new Baxi combi boiler, double glazed window to rear elevation.

### **Bedroom Three** *3.08m x 2.09m (10.10ft x 6.86ft)*

Accessed via single pocket door, underfloor heating, double glazed window to rear elevation.

### **Bathroom** *1.91m x 1.57m (6.27ft x 5.15ft)*

Accessed via single pocket door, three piece bathroom suite, underfloor heating, low level wc, sink, bath with shower overhead, heated towel rail, steam-free mirror over sink.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	79
(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	



**C & R PROPERTIES**

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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