



16F Elder, Lawnhurst Avenue, Wythenshawe, Manchester, M23 9RY

Modern refurbished two bedroom GROUND FLOOR apartment, situated within the ever popular Lawnhurst Avenue development. Only moments away from the local tram stop and within easy access to the motorway links. Having undergone improvements in recent years including updated heating system, plus refitted kitchen and bathroom. The accommodation comprises briefly; communal entrance hall with intercom system, private entrance hall with large store cupboard, a good size lounge with French doors leading out onto the communal gardens, modern fitted kitchen with appliances. Two good size bedrooms, the main bedroom benefiting from French doors also to the gardens, modern fitted three-piece bathroom suite with electric mains shower. Electric heating. UPVC double glazed windows. Allocated parking. EPC Rating D. Council Tax Band B. Potential rent: £1,100, Gross Yield of 7%

£180,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lease Details

125 year lease from 2006
Ground Rent £200 PA
Service Charge £119 PCM

Communal Entrance Hall

Telephone intercom system

Entrance Hall

Built-in store cupboard with light point. Hot water cylinder. Intercom system. Airmaster Wall heater UPVC double glazed window to the front aspect.

Lounge/Kitchen

19'8" x 10'9"

Lounge

A nice light bright room with French doors leading out onto the gardens. Airmaster Wall heater.

Kitchen

Having been refitted with a modern range of base and level kitchen units with

work surface areas and matching upturns incorporating 1 1/2 bowl single drainer stainless steel sink unit together with mixer tap. Space for tall fridge freezer. Recess and plumbing for washing machine. Built-in electric fan oven with four Ring electric hob above together with extractor hood. UPVC double glazed window to the front aspect.

Bedroom One

13'1" m x 13'1" max

A good size double bedroom with UPVC double glazed French doors to the gardens. Wall mounted Airmaster heater.

Bedroom Two

8'6" x 7'6"

Airmaster wall heater. UPVC double glazed window to the rear aspect.

Bathroom

8'10" x 8'2"

Fitted with a modern white three-piece suite with part tiled walls incorporating panelled bath with built-in mains shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Shaver socket point. UPVC double glazed frosted window to the front aspect.

Outside

Communal grounds and gardens. Allocated parking.

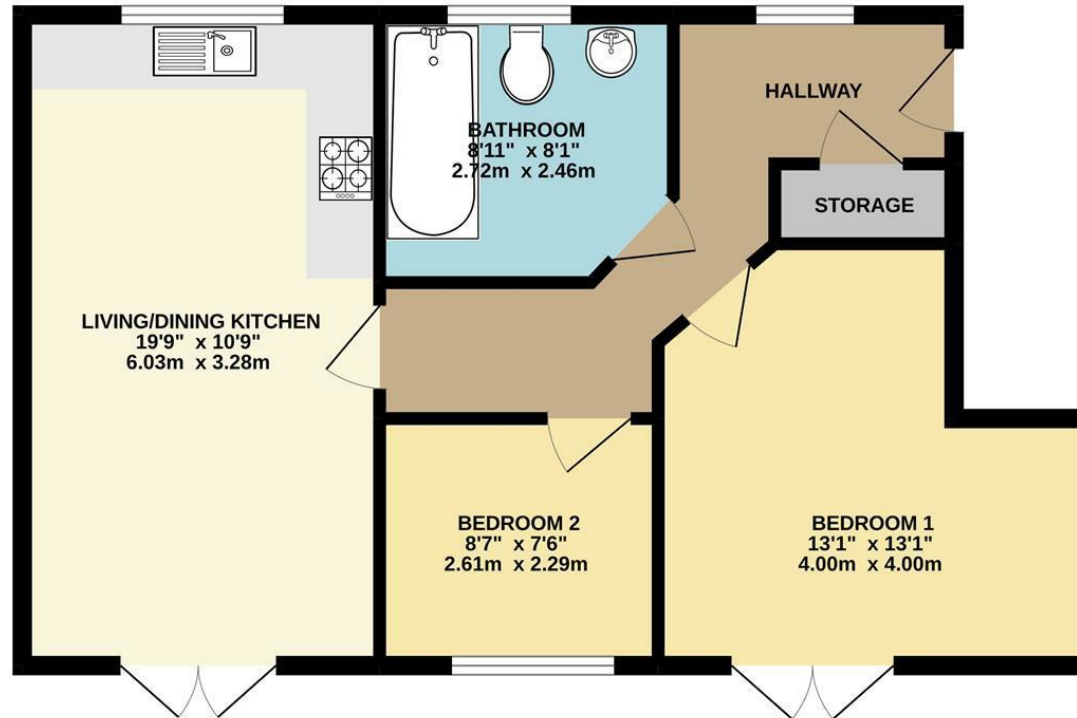


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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