



Apt 12 Grenham Avenue, Hulme, Manchester, M15 4HD

Modernised and updated this charming apartment on Grenham Avenue offers a delightful blend of comfort and convenience. Spanning an impressive 840 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, the newly fitted kitchen comes with built in appliances, expectational bathroom, and decorated to a high standard throughout. The apartment includes a well-appointed bathroom, ensuring that all essential amenities are readily available.

Price £195,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Area

The property, built in 1960, boasts a character that reflects its era while providing the modern comforts expected in today's living spaces.

Located in a lively neighbourhood, residents will benefit from a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore all that Manchester has to offer. Whether you are looking to invest or seeking a new place to call home, this apartment on Grenham Avenue presents a wonderful opportunity to enjoy city living in a welcoming community.

Entrance Hall

Laminate Oak effect flooring, Video entry phone. Access to all rooms.

Living Room

10'7" x 6'11"
Two uPVC double glazed windows and radiator. Laminate Oak effect flooring.

Kitchen

11'4" x 6'9"
Recently fitted the kitchen has modern wall and base units, gas hob, electric oven and extractor hood, one and a half bowl sink unit, dishwasher, plumbing for washer, and cupboard housing gas central heating boiler. Door to balcony.

Bedroom One

12'5" x 9'10"

Upvc double glazed window and radiator. Fitted wardrobes along one side.

Bedroom Two

12'4" x 10'0"

Upvc double glazed window and radiator.

Bedroom Three

12'3" x 7'8"

Upvc double glazed window and radiator.

Bathroom

3'10" x 5'1"

Upvc double glazed window. Three piece white suite with gold fittings, rain shower over the bath, wash hand basin and w.c. Gold heated towel rail.

Externally

Small frontage which offers off road parking on a first come basis. Communal Bin storage. Residents can apply for parking permit.

Additional Information

Service Charge £360 PA

Lease 125 Years from 1998

Ground Rent £10 PA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



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Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
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