





# Apt 6 2 Appleton Street, Cheetham Hill, Manchester, M8 0BQ

## Public Notice

Address: Apt 6, 2 Appleton Street M80BQ.

We are acting in the sale of the above property and have received an offer of £105,500.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating C.

CASH BUYERS ONLY.

This second floor ( top ) two bedroom apartment has double glazed windows and gas central heating. Comprising of entrance hall, living room, separate kitchen, two bedrooms and bathroom. Parking to the rear. No Chain. The lease is for a term of 125 from 01/01/2007 at a ground rent of currently £500.00

## Price £90,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hallway

Access to all rooms and storage cupboard

### Living Room

17'6" x 10'5"

Two double glazed windows, two radiators open to-

### Kitchen

8'2" x 6'9"

Wall & base units with sink unit, gas hob and electric oven.  
Cupboard housing combi gas central heating boiler. Double glazed window

### Bedroom One

13'5" x 9'5"

Double glazed window and radiator

### Bedroom Two

8'5" x 6'0"

Double glazed window and radiator

### Bathroom

6'11" x 7'2"

Double glazed window, three piece suite.

### Externally

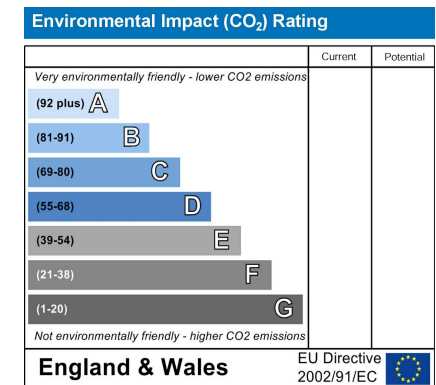
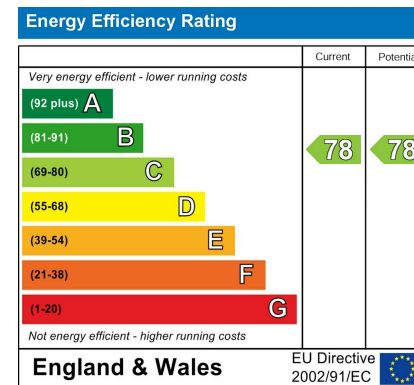
parking to the rear

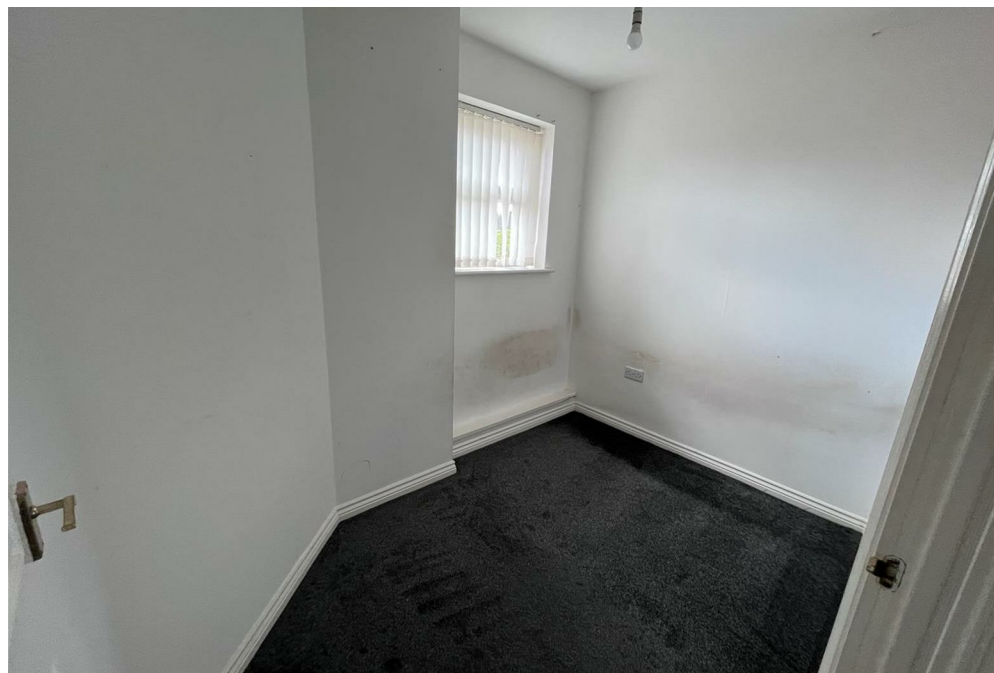
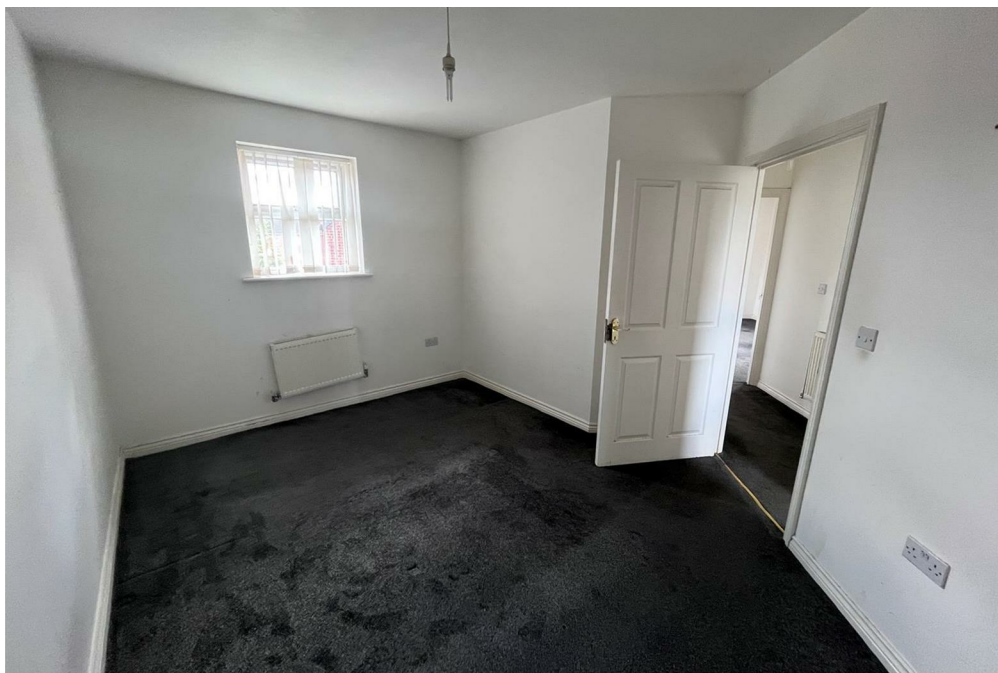
### Additional Information

Lease 125 Years from 2007

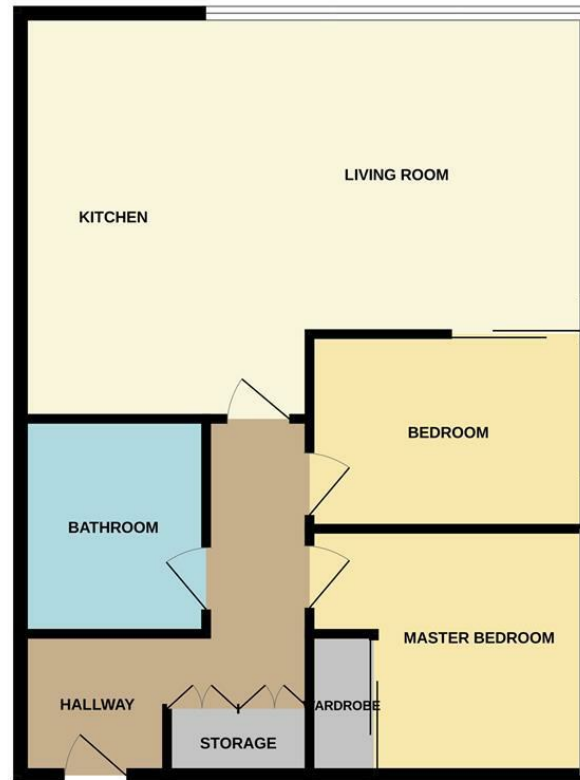
Ground Rent We have been advised the current ground rent is £500 per annum.

There is a provision in the Lease that states the Ground Rent will double every 10 years until the 50th anniversary of the term (£8000 per annum)  
Service Charge - £1813.80 Per Annum





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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