



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

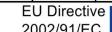
Additional Information

Lease 125 Years from 2007

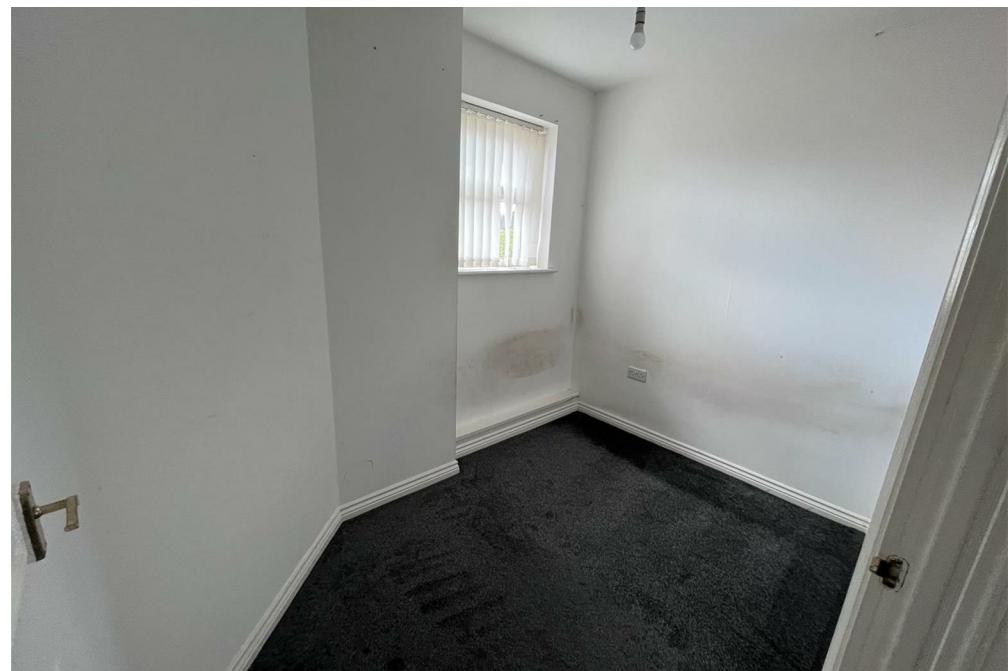
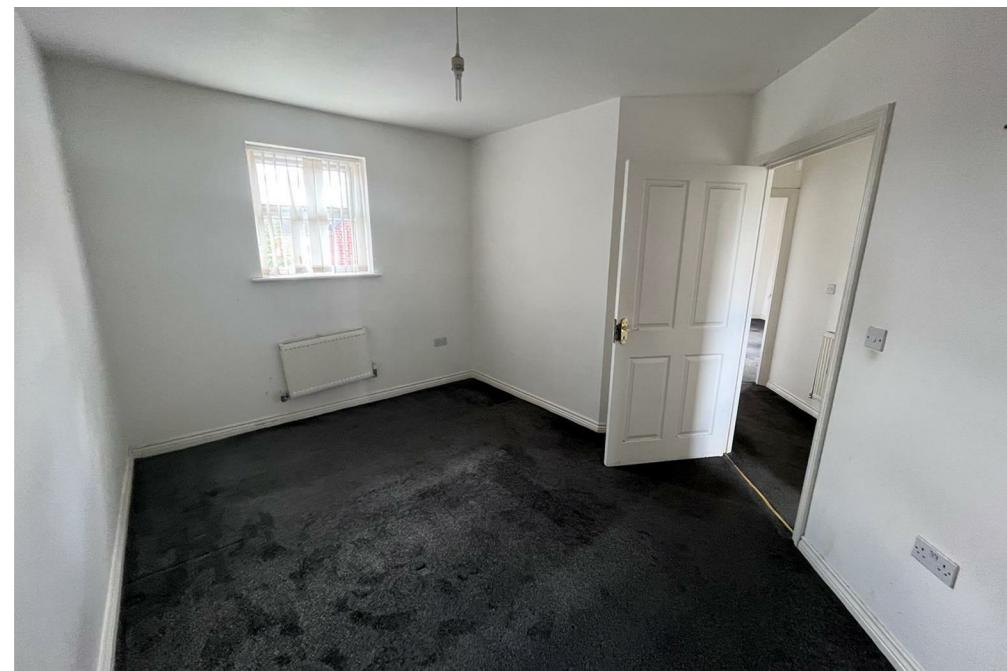
Ground Rent We have been advised the current ground rent is £500 per annum.

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

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		
England & Wales	EU Directive 2002/91/EC	

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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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