



*jordan fishwick*

# 16c Lawnhurst Avenue (Beech), Wythenshawe, Manchester, M23 9RY

A WELL PRESENTED contemporary TWO BEDROOM apartment situated within LAWNHURST AVENUE. This GROUND FLOOR flat is set in a quiet modern development only a 2 minute walk to the Metrolink, great for commuting into Manchester City Centre or Manchester Airport. The property comprises: communal entrance hallway, private entrance hallway, lounge/ dining room, fitted kitchen, large bathroom and two double bedrooms. Externally there is designated parking and communal lawns.

Currently tenanted on a rolling contact.

Lease 120 years from 2006, Ground Rent £200 PA, Service Charge £1200 PA. CALL NOW TO VIEW!

## £175,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Lease Info

Lease 125 years form 2006

Trinity Estates Service Charge - £1200 PA

Ground Rent - £200 PA

#### Hallway

Entrance hallway with access to storage cupboard and doors to;

#### Living Room

Double UPVC doors to the front aspect, electric radiator and centre light point.

#### Kitchen

Fitted kitchen comprising; modern wall and base level units, stainless steel sink with mixer tap and drainer, electric hob and oven. Space and plumbing for washing machine. Window to front aspect.

#### Bedroom One

Master bedroom with carpeted flooring, double UPVC doors to the rear aspect, electric radiator and centre light point.

#### Bedroom Two

With carpeted flooring, UPVC window to rear aspect, ceiling light point and electric radiator.

#### Bathroom

Fitted with three piece suite comprising; low level WC, pedestal wash hand basin, bath with shower over. Vinyl flooring, centre light, extractor fan and heated towel radiator.

#### External

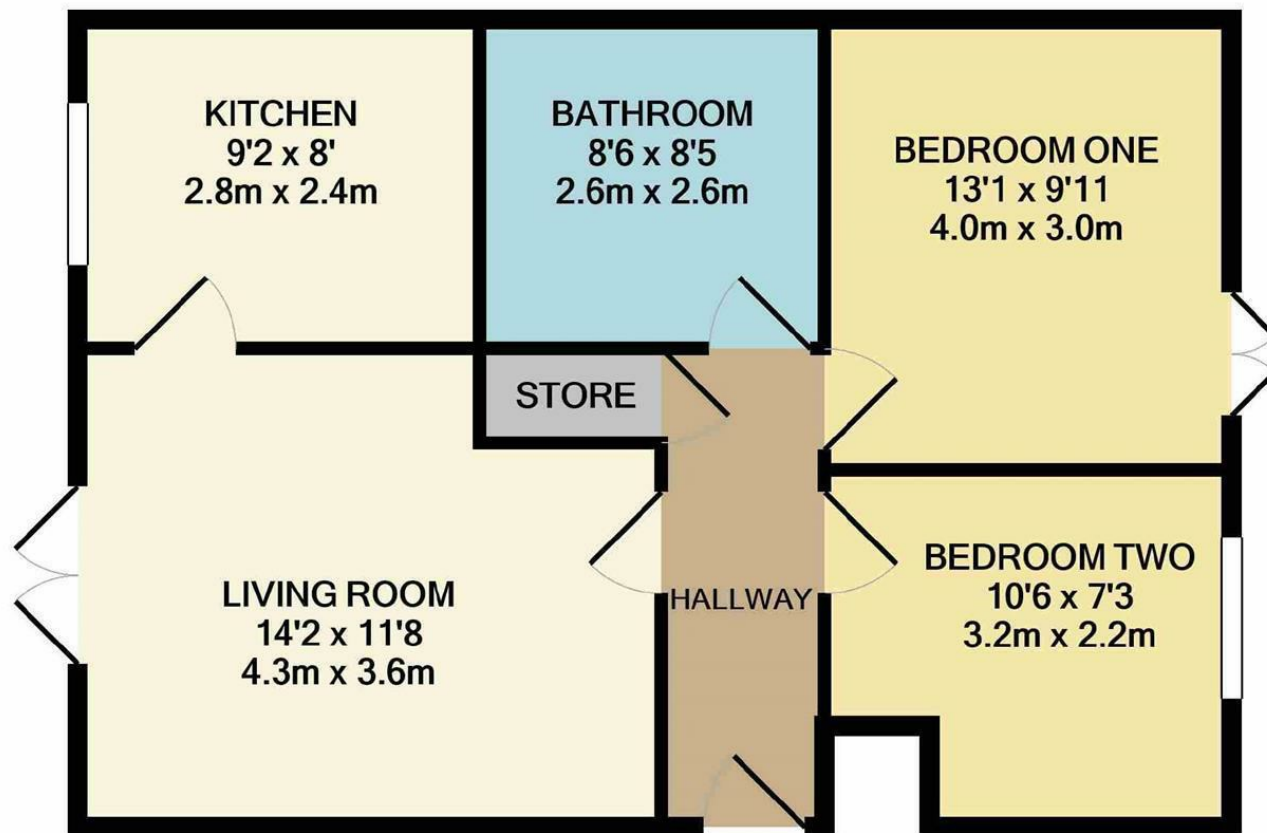
One allocated car parking space and visitor parking



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

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





TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

Made with Metropix ©2020



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

