



# Apt 16 248 Lawnhurst Avenue, Manchester, M23 9SB

Modern two bedroom third floor apartment with LIFT ACCESS. Great investment opportunity - potential rental income £1,000pcm. Short walk to Moor Road Metrolink station and easy access to Brookway Retail Park, motorway links, Manchester airport, Wythenshawe hospital and good schools. The property briefly comprises: communal entrance with intercom system, staircase and lift to the third floor, private entrance hall with store cupboard, open plan kitchen/dining/living room, two bedrooms and family bathroom. The property benefits from car park for residents. NO CHAIN.

Manchester Council Tax Band B. EPC Rating B. Leasehold.

## £175,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Tenure

Leasehold  
150 year lease from 2005  
Ground Rent: £150 PA  
Service Charge: £138 PCM

#### Entrance Hall

4'7" x 12'1"  
Entrance hall with carpeted flooring, ceiling spotlighting, radiator and access to all rooms.

#### Kitchen

14'5" x 12'1"  
Fitted gloss front units at wall and base level with integrated oven and gas hob with extractor. Cupboard housing the gas boiler, space for white goods. Vinyl flooring and ceiling light point.

#### Living Room

12'1" x 14'1"  
Open plan with the kitchen area. Carpeted flooring, ceiling light point, radiator and UPVC window.

#### Master Bedroom

9'6" x 14'5"  
Spacious double bedroom with carpeted flooring, ceiling light point, door directly to the bathroom, and UPVC window.

#### Bedroom Two

10'5" x 6'6"  
Second bedroom with carpeted flooring, ceiling light point, radiator and UPVC window.

#### Bathroom

8'2" x 9'6"  
Accessed from the entrance hall and the main bedroom. Modern four piece fitted suite comprising: low level WC, wall hung wash basin, bath and shower cubicle. Vinyl flooring, ceiling lighting, radiator.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 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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