



*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

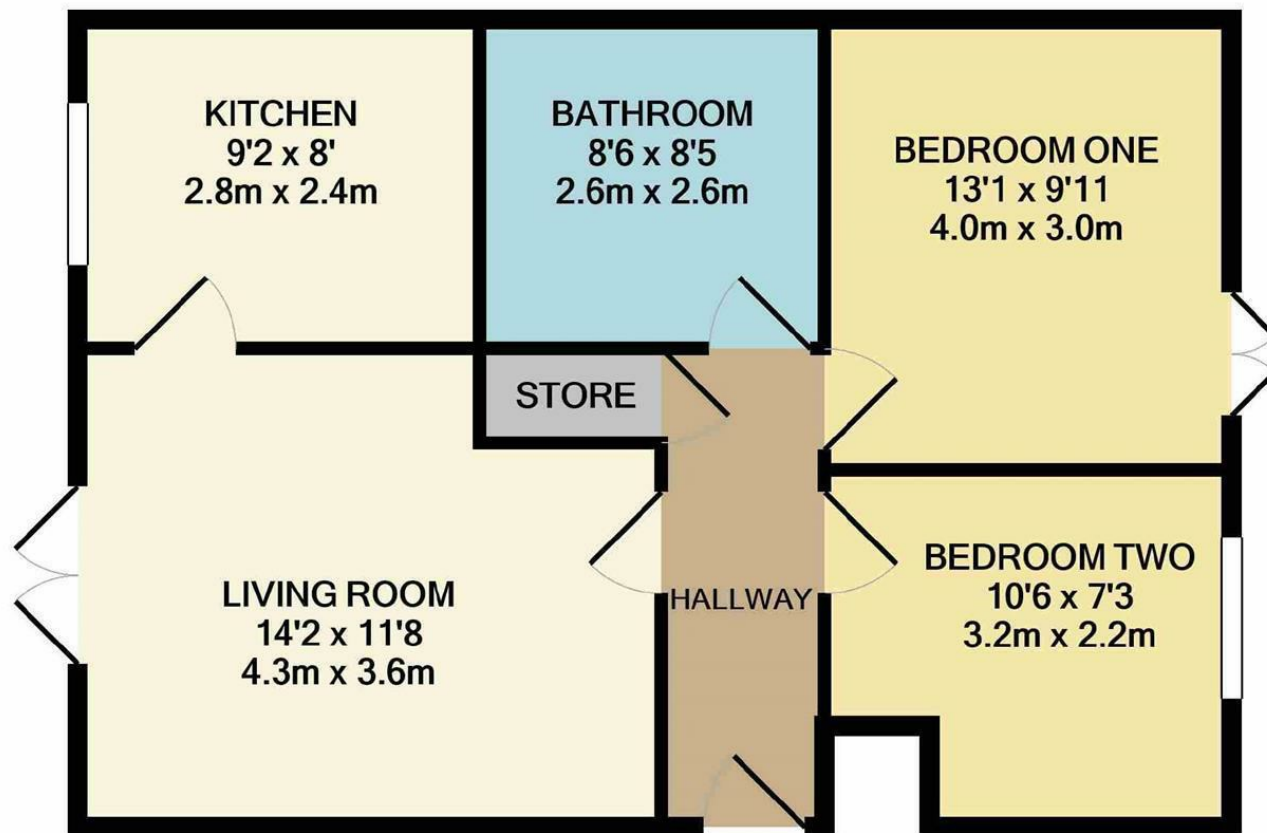
One allocated car parking space and visitor parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) 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>		
	76	79
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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

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