



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

£170,000

www.jordanfishwick.co.uk





Jordan fishwick

- No Chain
- Close To Transport Links
- Allocated Parking
- EPC - C

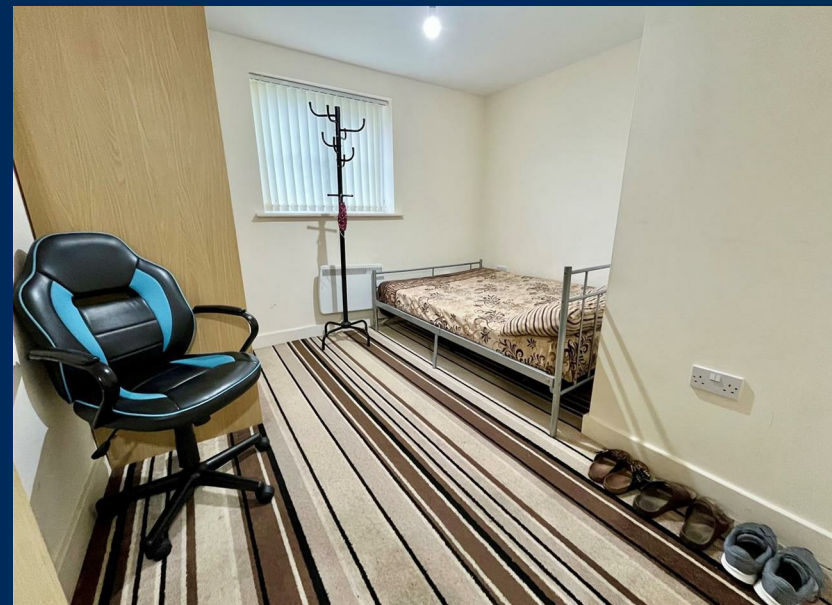
- Two Double Bedroom Ground Floor Flat
- Lease 125 years from 2006
- Tenanted on Rolling Contract
- Manchester Council Tax B

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 contract.

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

£170,000



Lease Info

Hallway

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

External





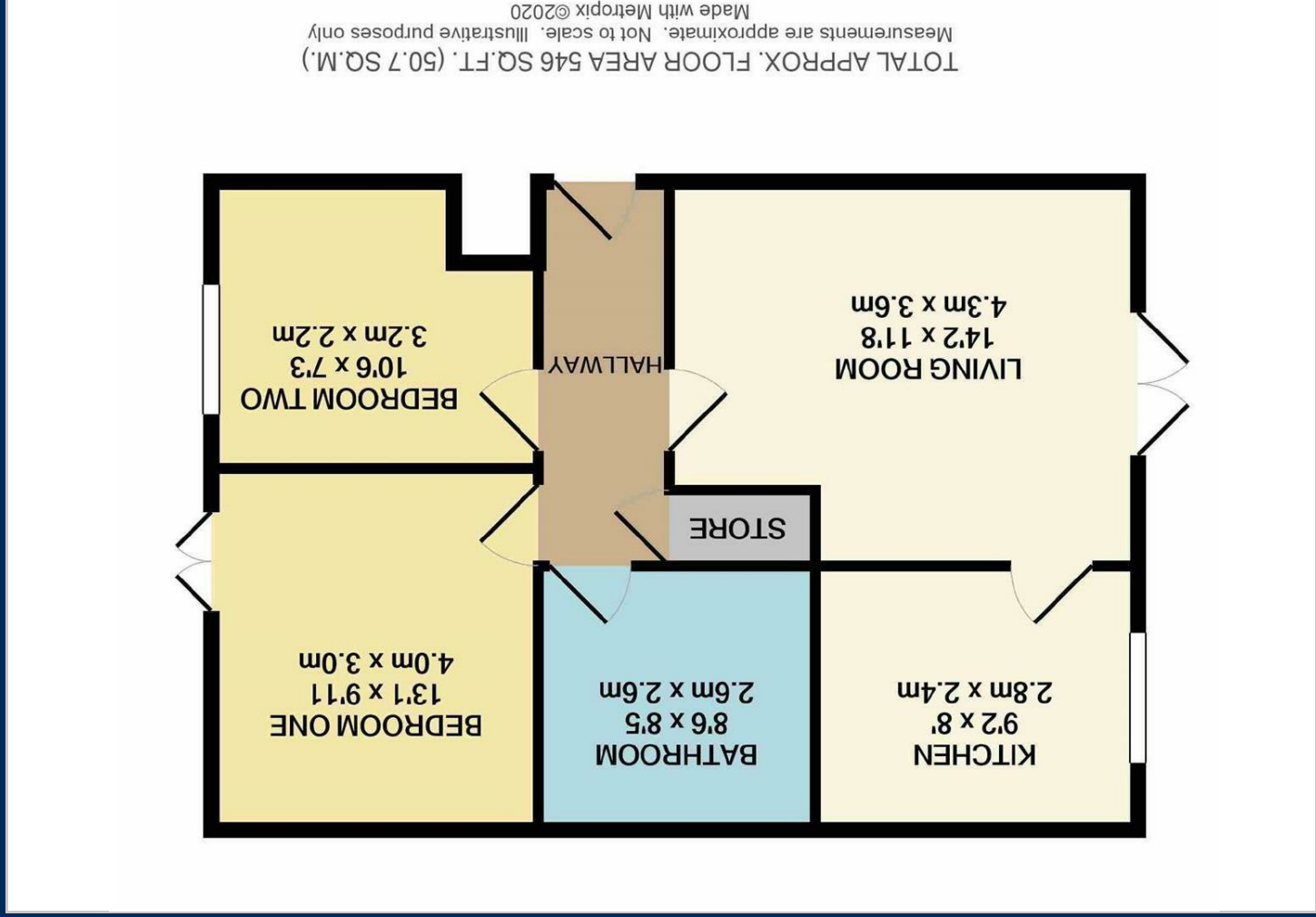
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Why take a risk?
Sell Smarter







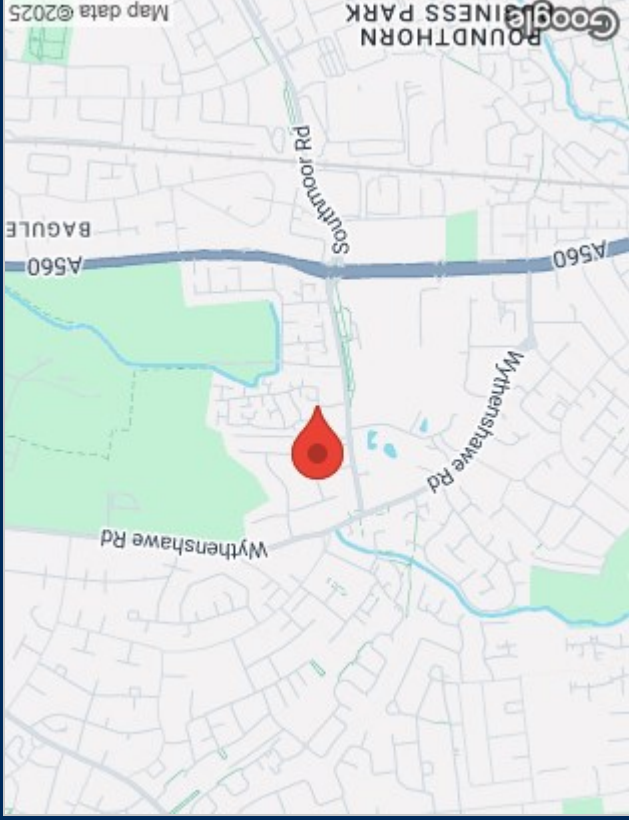
Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating	
Current	Potential
76	79
Very energy efficient - lower running costs (92 plus) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Average energy efficiency (55-68) D	
Below average energy efficiency (39-54) E	
Poor energy efficiency (21-38) F	
Very poor energy efficiency (1-20) G	
Not energy efficient - higher running costs (EU Directive 2002/91/EC)	

Energy Performance Graph



Location Map