



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

£170,000

www.jordanfishwick.co.uk





jordan fishwick

- Chain Free
- Close To Transport Links
- Allocated Parking

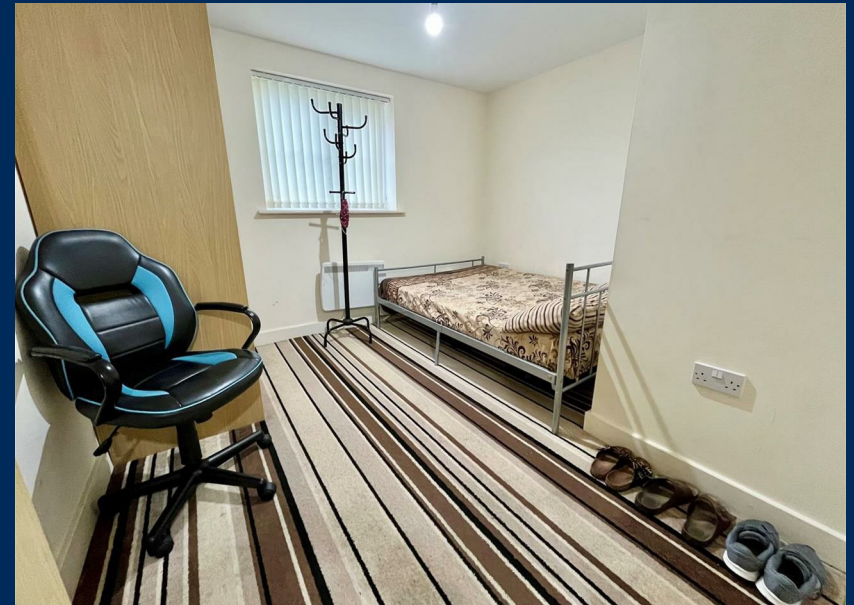
- Two Double Bedroom Ground Floor Flat
- Lease 125 years from 2006

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



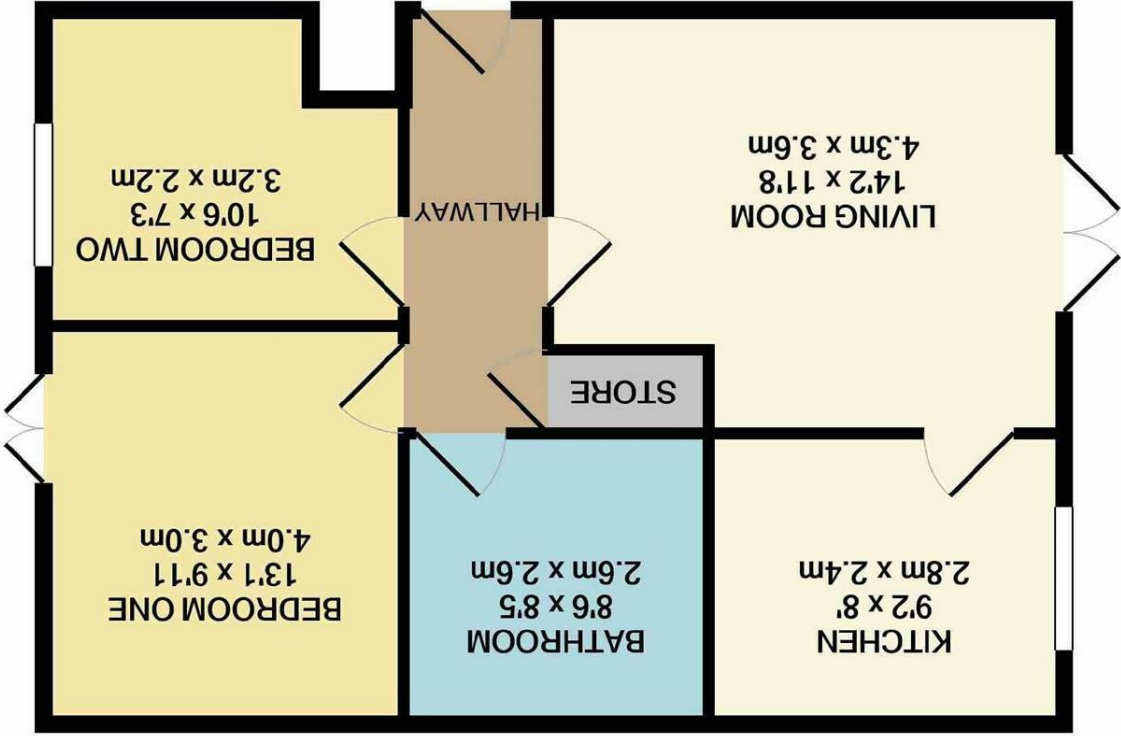
*Why take a risk?
Sell Smarter*

Jordan fishwick

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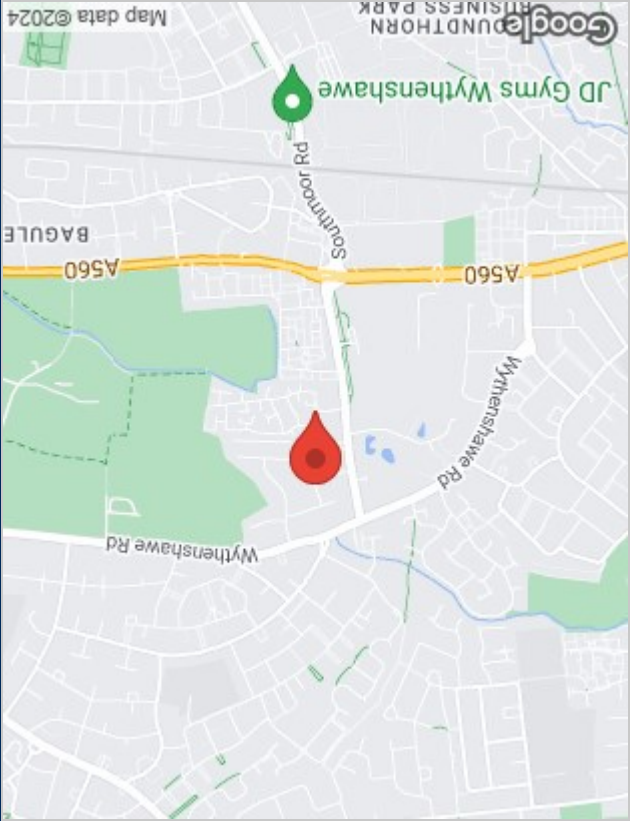
TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing

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

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

Energy Performance Graph



Location Map

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.