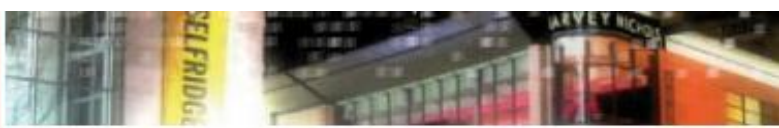




shepherd gilmour properties



At Home in the City...

To discuss this property please call

0843 317 4777



Melrose Apartments. A delightful studio apartment located a short distance to Manchester University and adjacent to St Marys Hospital. Benefits include an on site gymnasium and laundry room, separate kitchen and walk in shower room. Good Investment!

110 Melrose Apartments, Rusholme Town, Manchester

£85,000

Features:

- Smart Studio Apartment
- Separate Kitchen
- Walk In Shower Room
- On Site Gymnasium And Laundry Room
- Parking Available To Rent
- Good Investment/First Time Buyer Opportunity

Directions:

- Head south on A56/Deansgate toward Camp St
Continue to follow A56 0.2 mi
2. Take the 3rd left onto B6469/Whitworth St W 0.1 mi
3. Slight right to stay on B6469/Whitworth St W 118 ft
4. Turn right at A5103/Albion St
Continue to follow A5103
- Go through 1 roundabout 1.1 mi
5. Turn left at B5219/Moss Ln E 0.8 mi
6. Turn left at Moss Ln E 118 ft
7. Continue onto B5117/Oxford Rd 463 ft
8. Turn right at Hathersage Rd
Destination will be on the right 0.2 mi

Visit www.shepherdgilmour.com for a full list of available properties that we are currently marketing



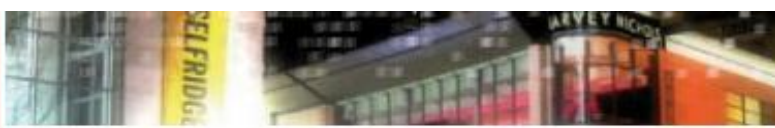


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Internal Photographs:

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements:

All measurements quoted are approximate.

Fixtures, Fittings and Appliances:

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

Entrance/Living Room 13`2 (4.01m) x 13`10 (4.22m)

Behind wooden door with security locks; intercom entry system; strip laminate wooden flooring; wall mounted panel heater; double glazed glazed aspects; centre ceiling light; T.V telephone and power points.

Kitchen: 6`5 (1.96m) x 9`2 (2.79m)

Fitted with wall base and drawer units in a light wood finish with contrasting post formed laminate work surface; integrated fridge/freezer; 4 ring electric hob; inset stainless steel sink unit with mixer tap over; tiled splashbacks; tiled flooring; fluorescent strip light; ceiling extractor; wall mounted fan heater.

Bathroom:

Fully tiled and consisting of a low level W.C; wall mounted wash hand basin; vertical heated towel rail; chrome shower attachment and curtain; electric shaver point; vanity mirror.

The seller advises that the property has the following. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Service Charge:

£0 Yearly





Tenure: Leasehold
Local Authority: Manchester City Council, Town Hall, Manchester, M60 2LA, , ,

Energy Efficiency Rating and Environmental Impact (CO2) Rating table showing current and potential scores for Energy Efficiency (84 to 87) and Environmental Impact (83 to 82).

Drawings/Sketches/Plans: This representation is provided for general guidance and is not necessarily to scale.

Please note we have not tested any apparatus, fixtures, fittings, or services. Purchasers must undertake their own investigation into the working order of these items.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify for themselves.

Please note - Complete accuracy cannot be guaranteed. Always check the accuracy of these details before agreeing to purchase, this includes checking on the existence of relevant permissions.

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