



APARTMENT F 7 LAWNHURST AVENUE | BROOKLANDS

£167,500

NO ONWARD CHAIN A superbly presented and proportioned ground floor apartment in this ever popular development within walking distance of the Metrolink. The accommodation briefly comprises communal entrance hall, private entrance hall with storage, superb sitting/dining room with double doors to the rear, master bedroom with double doors to the front, second double bedroom and large bathroom/WC. Allocated residents parking immediately adjacent to the apartment. Viewing is highly recommended.

POSTCODE: M23 9RW

DESCRIPTION

Lawnhurst Avenue is a popular development incorporating apartments and houses of modern design. The location is ideal being approximately a mile out of Timperley village centre with the commuter service into Manchester via the Metrolink a short walk away.

The apartment itself is accessed by secure communal entrance hall and is located on the ground floor. A private entrance hall provides storage and a video entry system. Towards one side of the property is a large sitting/dining room with double doors to the rear and also opening onto the kitchen fitted with a comprehensive range of light wood units and separate from the living space. There are two double bedrooms the master benefitting from double doors to the front and both are serviced by the modern well proportioned bathroom/WC.

Externally there is allocated residents parking which is immediate adjacent to the apartment.

An appointment to view is highly recommended to appreciate the standard and proportions of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Secure entry system.

PRIVATE ENTRANCE HALL

Hardwood front door. Video entry system. Storage cupboard housing hot water cylinder.

SITTING/DINING ROOM

14'22" x 12'0" (4.27m x 3.66m)

PVCu double glazed double doors to the rear. Electric radiator. Television aerial point. Telephone point. Door to:

KITCHEN

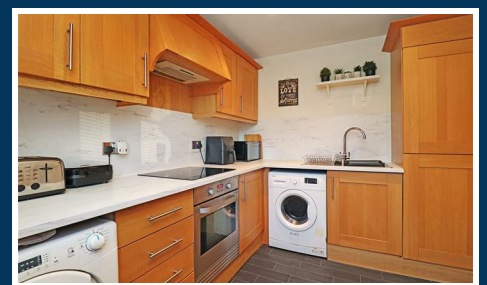
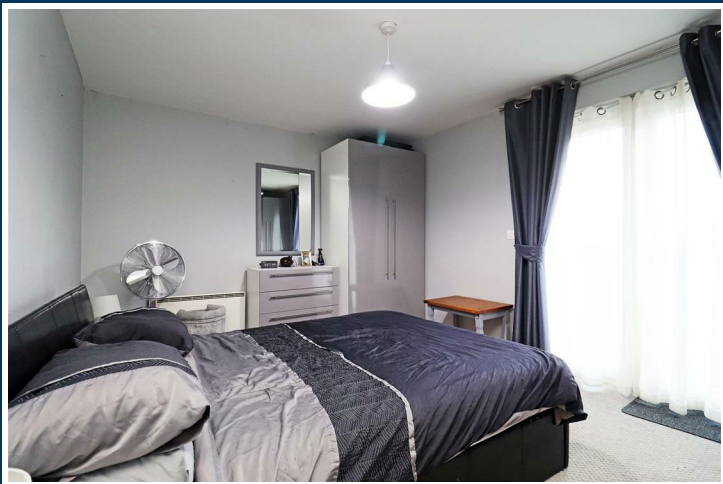
9'5" x 8'5" (2.87m x 2.57m)

Fitted with a comprehensive range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Integrated fridge freezer. Plumbing for washing machine. Space for dryer. Panel splashback. PVCu double glazed window to the rear.

BEDROOM I

13'4" x 10'2" (4.06m x 3.10m)

With PVCu double glazed double doors to the front. Electric radiator. Telephone point.



BEDROOM 2

10'8" x 10'2" (3.25m x 3.10m)

With PVCu double glazed window to the front. Electric radiator. Fitted storage cupboard.

BATHROOM

8'10" x 8'2" (2.69m x 2.49m)

Superbly proportioned bathroom with white suite with chrome fittings comprising panelled bath with mains shower, WC and pedestal wash hand basin. Electric radiator. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Extractor fan. Tiled splashback.

OUTSIDE

The property benefits from allocated parking. The parking space is number 155 and is directly adjacent to the apartment.

SERVICES

Mains water, electricity and drainage are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

Manchester Band "B"

TENURE

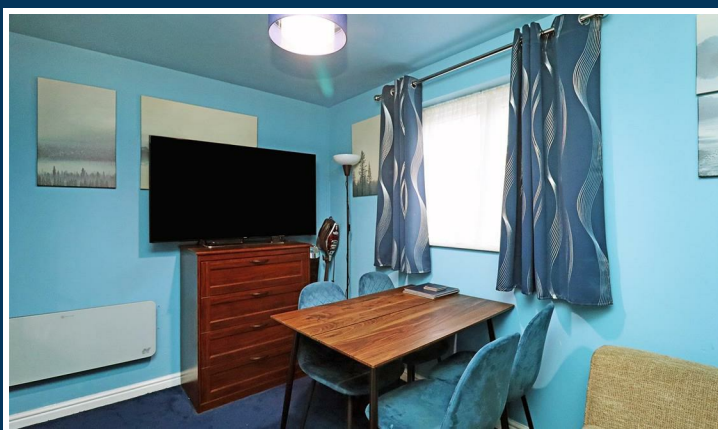
We are informed the property is held on a Leasehold basis for the residue of 125 year term commencing 01/01/06 and subject to a Ground Rent of £200.00 per annum. This should be verified by your Solicitor.

SERVICE CHARGE

Currently set at £141.00 pcm and includes buildings insurance. Full details will be provided by our clients Solicitor.

NOTE:

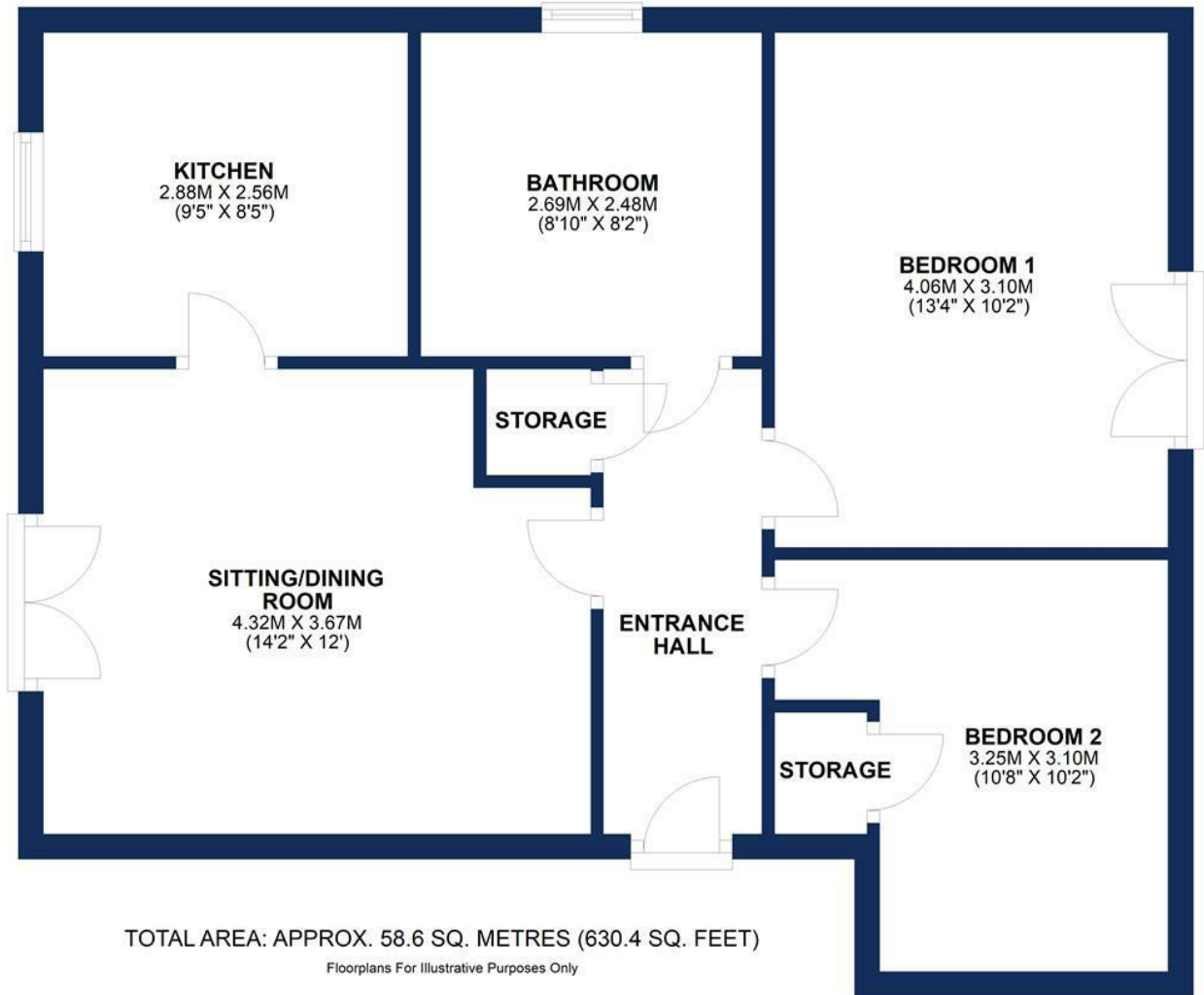
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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GROUND FLOOR

APPROX. 58.6 SQ. METRES (630.4 SQ. FEET)



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