



**2 Bed Flat**

**£128,450** Leasehold

Cheetham Hil, Manchester, M8

**Key Features**

Two bedrooms • Top floor apartment • Close to city centre • Parking space included • Low council tax

## Full Description

Townhouse are delighted to offer for sale a well presented top floor, two bedroom apartment, in the popular Larch gardens development. Located close to Manchester Fort in Cheetham Hill and to great transport links into the city centre.

The property benefits from a generous sized living/dining room, separate kitchen and Juliet balcony. The property also consists of two double bedrooms and a family sized bathroom. Other benefits include intercom entry and one dedicated parking space.

Currently tenanted at £975 pcm.

Viewing is highly recommended!

Council tax band: A

EPC rating: C

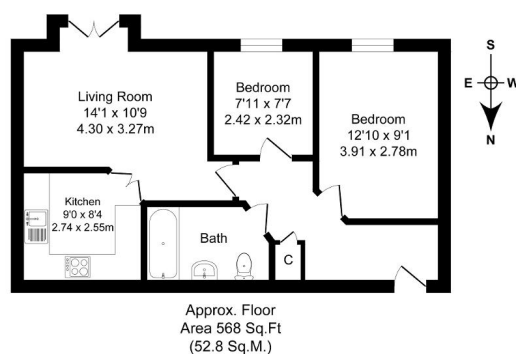
Ground rent: £240 per year

Service charge: £2,200 per year

Lease is 150 years (less 10 days) from 18 February 2005

### Larch Gardens, Cheetham Hill Total Approx. Floor Area 568 Sq.ft. (52.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		