

DELISA MILLER



Two bedroom first floor apartment

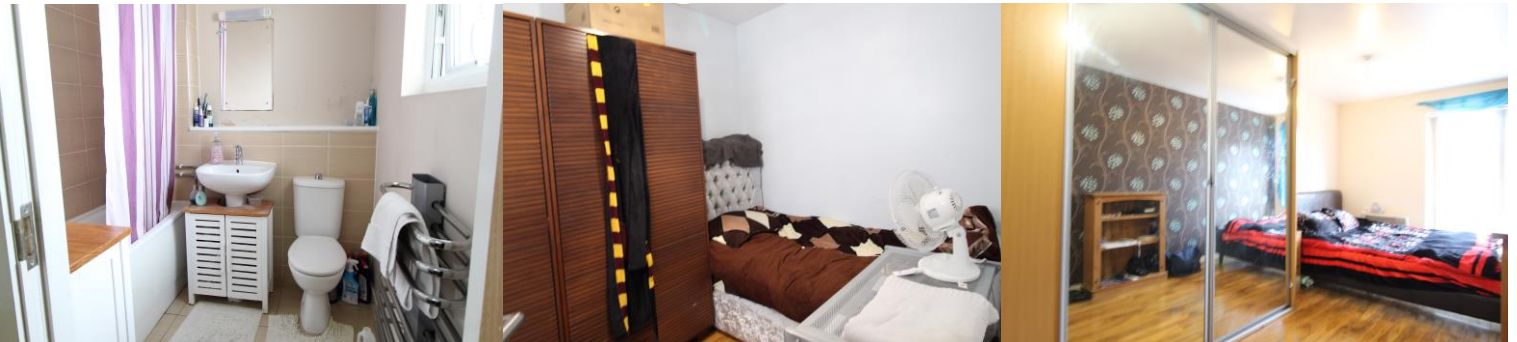
Presented to a high standard (modern bathroom and kitchen)

Lease is 118 years

Fantastic location close to all local amenities

service charge is £42.50 per week

Offered with no onward chain



Chorlton Street
Manchester, M16 9HN

£189,950

Entrance hallway

Access to bedrooms, bathroom and lounge and boiler cupboard. Electric wall heater, smoke detector and polished high gloss wooden flooring.

Lounge 12' 10" x 13' 9" (3.9m x 4.2m)

Well presented spacious lounge, ceiling spot lights, Juliet balcony, polished wooden flooring, wall mounted lights, tv and phone point, open plan into kitchen.

Bedroom One 7' 10" x 9' 10" (2.4m x 3.0m)

Double glazed window, wall mounted electric heater and light point.

Bedroom two 16' 9" x 7' 10" (5.1m x 2.4m)

Double glazed window. electric wall heater and light point.

Bathroom

Bathroom consists of a three piece matching suite, low level W.C hand wash basin and panelled bath with shower over, heated towel rail, frosted window and tiled to walls.

Externally

Allocated parking

Kitchen 9' 2" x 6' 11" (2.8m x 2.1m)

Newly fitted kitchen presented to a high spec. Solid wooden work surfaces, sink inset with pre rinse mixer tap over, integral fridge freezer, plumbed in for a washing machine, brick style tiling to the walls. Electric oven and hob with extractor over.

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| Apartment 5 26 Chorlton Street MANCHESTER M16 9HN | Energy rating D | Valid until: 14 April 2033 |
| | | Certificate number: 0040-2075-8047-2497-3425 |

Property type

Mid-floor flat

Total floor area

57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)