

JP&Brimelow
SALES



347 Moss Lane East

, Manchester, M14 4LB

£159,950



A two bedroom ground floor apartment perfect for first time buyers or investment, close to Oxford Road, Manchester City Centre, University, Whitworth Park and Art Gallery as well as award winning amenities, set within a superbly modern block, with secure intercom system, gated parking and communal gardens. The property itself has an open plan living, dining and kitchen space, two double bedrooms and a fitted bathroom.



@jpandbrimelow

Communal Entrance

Enter via the secured communal glass panel doors.

Entrance Hall

Through the hardwood door into the hallway with access to the apartment rooms.

Open Plan Living 18'4" x 13'7" (5.59m x 4.13m)

Open plan living room, diner and kitchen, with Juliette balcony and double glazed window. The kitchen area has a range of eye and base level storage units as well as integrated white goods. Ceiling lights and power points, wall mounted heater.

Bedroom One 11'5" x 9'9" (3.48m x 2.97m)

Double bedroom with double glazed windows, ceiling light and power points, wall mounted heater.

Bedroom Two 9'1" x 10'10" (2.77m x 3.31m)

Second double bedroom with double glazed windows, ceiling light and power points, wall mounted heater.

Bathroom

Featuring panel bath with shower over, low level WC , pedestal hand wash basin.

Exterior

With gated parking and communal gardens.

Council Tax

Manchester City Council Band B

Lease Info

Manged by Zenith Management Ltd info@zenithmanagement.co.uk

Lease left from 2022 : 234 years

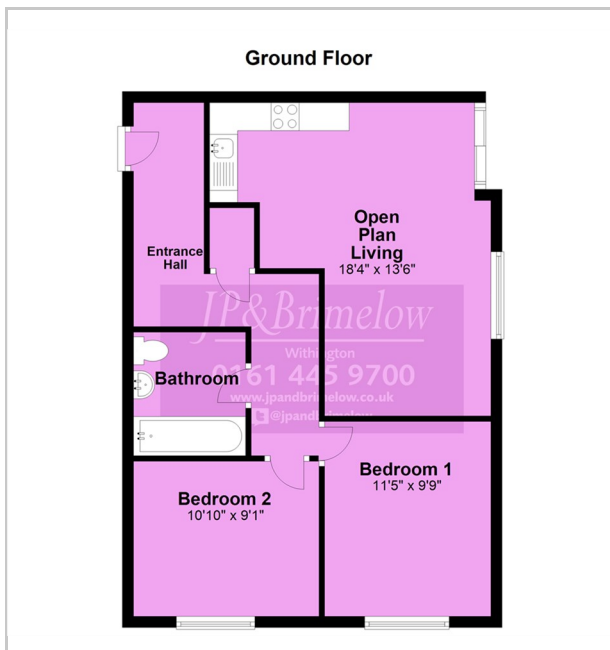
Service charge £1326.38pa

Ground rent £200pa

Lease details provided by the vendor

Floor Plans

Energy Efficiency Graph



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

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