



28 Rushford Court Rushford Avenue

Rushford Park, Manchester, M19 2FE

Offers In The Region Of £95,000



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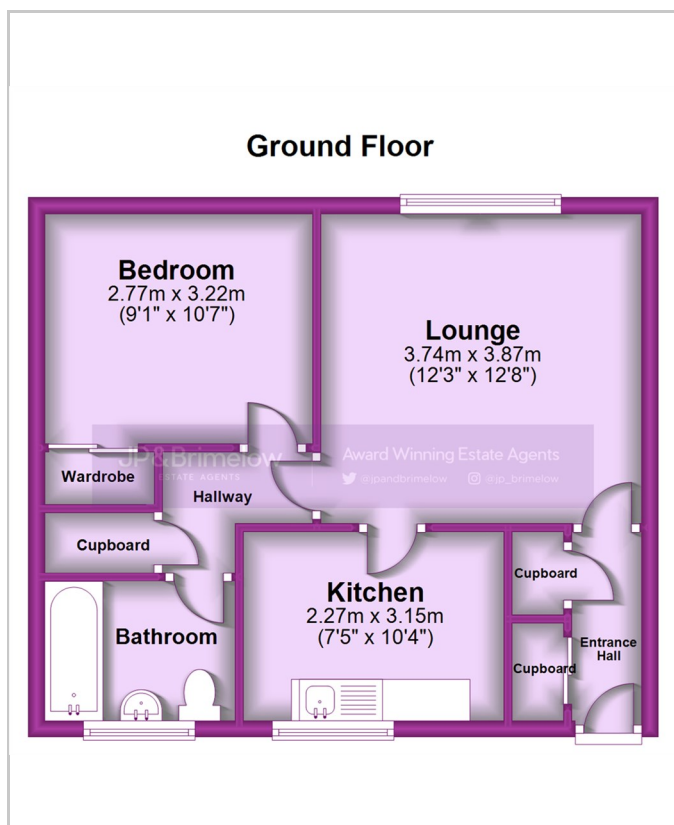


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Floor Plan




Please contact our Withington Office on 0161 445 9700 if you wish to arrange a viewing appointment for this property or require further information.

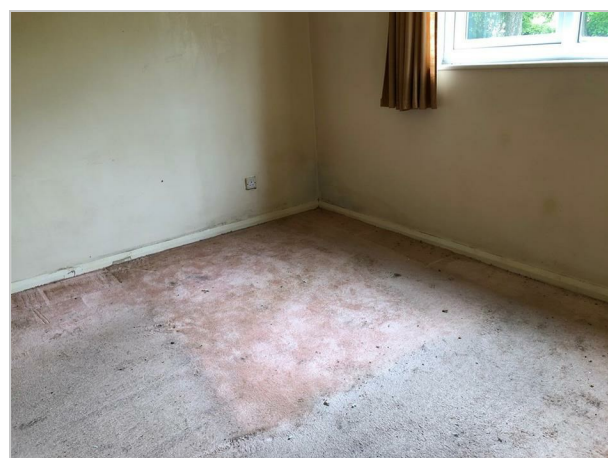
- GROUND FLOOR
- NEEDS UPDATING
- GARAGE
- ELECTRIC HEATING
- ONE BED
- CONSERVATION AREA
- UPVC DOUBLE GLAZING
- NO VENDOR CHAIN

A great value ground floor, one bedroom apartment, situated close to Levenshulme, within this POPULAR DEVELOPMENT LOCATED IN THE RUSHFORD PARK CONSERVATION AREA and just off Slade Lane. In brief the accommodation comprises of: Entrance hall, lounge, kitchen, bedroom and bathroom. The property also benefits from UPVC double glazing, electric heating, residents only parking, GARAGE and well tended communal gardens. IN NEED OF UPDATING. Sold with no vendor chain.

Lease Info - The vendor informs us that there is c950 years remaining on the lease and a service charge of £97 pcm is payable.

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.