

Humber Street, Cheetham Hill, M8

£105,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 2

****Guide price £100,000 to £110,000**** Location, Location, Location are the words that spring to mind as we have unearthed anthergem in this truly amazing and exceptional 2nd floor, stunning two bedroom apartment that is not just your normal run of the mill ones as the current own

Key features:

- Finished to a spectacular standard
- Highly sought after location
- Close to both Manchester City centre and the fort shopping centre
- Fantastic transport links and local amenities
- Allocated off-road parking
- Chain free
- Can be sold fully furnished
- Well sized rooms
- Modern fitted kitchen and bathroom

Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band A (£1044.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot
- **Lease info:** 115 years remaining
Ground Rent: £250.00 per-annum
Maintenance: £100.00 per-month



Location, Location, Location are the words that spring to mind as we have unearthed anthergem in this truly amazing and exceptional 2nd floor, stunning two bedroom apartment that is not just your normal run of the mill ones as the current owners have completely transformed this apartment into something just truly amazing that any new buyer would be proud of, as this spectacular home is Situated on the outskirts of Manchester City Centre surrounded by superb amenities such as easy access into Manchester City Centre, The Northern Quarter of Manchester, the popular Manchester Fort Shopping Precinct and North Manchester General Hospital. There are superb local primary schools, local park and play area and doctors surgery. Motorway access is nearby with access not far away onto the M60 motorway network. If all this wasn't enough to make a superb location, there are also wonderful local restaurants only a walk away.

There are a ray of bus stops allowing travel all round the Greater Manchester area and also Metrolink stations are located nearby the property so this would a appeal to a number of buyers such as young professionals, first time buyers who are looking to get a foot on the property ladder and investors alike with the property currently chain free and could be sold fully furnished, as this could produce a healthy yield in what is a booming North Manchester market.

This fantastic property comes with two well sized bedrooms, open-plan lounge/dining area with a ultra modern fitted kitchen and beautiful three piece bathroom suite which completes the internal of this home. Externally there is secure eclectic gated access leading to the allocated parking spot this property comes with and is surrounded by communal gardens. The property is finished to the highest of levels and really needs to be seen as only your full attention will do to fully appreciate the time and effort which has gone into this fabulous home. So what are you waiting for act fast as this one wont be on the market for long so get your viewing booked!!!!

Entrance Hallway:

Lounge/Diner/Kitchen: 17"6 x 10"8

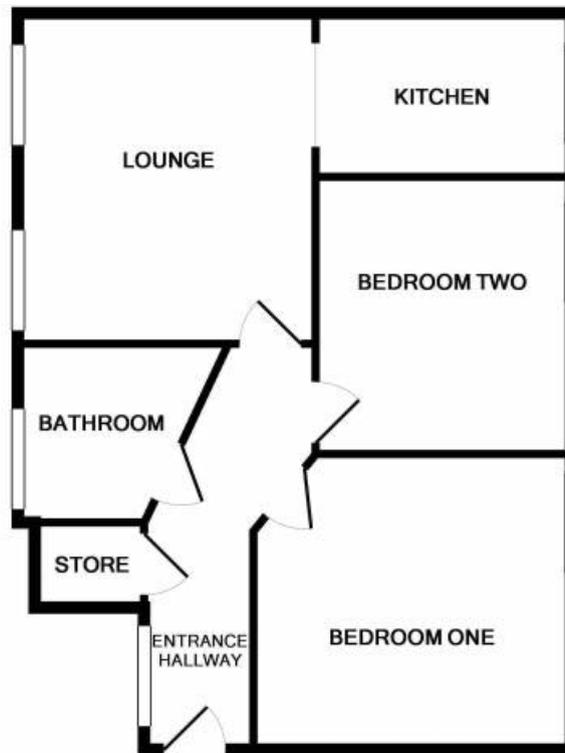
Kitchen: 8"0 x 6"9

Bedroom One: 13"7 x 10"3

Bedroom Two: 11"11 x 7"3

Bathroom: 8"7 x 6"7

Floor plan:



TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate:

Energy Performance Certificate

Apartment 5
21 Humber Street
MANCHESTER
M8 0DB

Dwelling type: Top floor flat
Date of assessment: 19 November 2008
Date of certificate: 21 November 2008
Reference number: 8695-3515-4420-0096-3983
Total floor area: 53 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C	84	85
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B	83	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	142 kWh/m ² per year	139 kWh/m ² per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£31 per year	£24 per year
Heating	£179 per year	£180 per year
Hot water	£62 per year	£62 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

MISREPRESENTATION ACT, 1967.

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