



Hart Road, Manchester, M14

£165,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 2

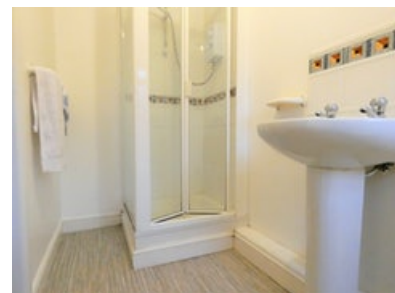
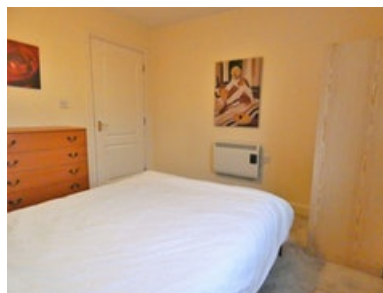
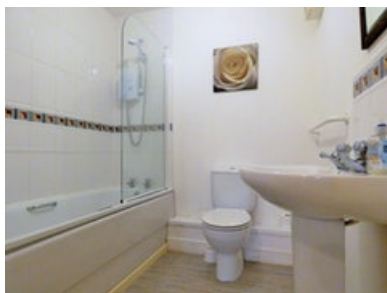
This desirable second floor property offers a great amount of living and sleeping accommodation within, and is double glazed throughout. The property benefits from two large double bedrooms of which the master bedroom has an ensuite and deep built-in wardrobe, a large living area separate

Key features:

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- South Facing Aspect
- Close to Local Amenities
- Excellent Transport Links
- No On-going Chain

Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band C (£1463.12 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 981 years remaining
Ground Rent: £108.96 per-annum
Maintenance: £1040.00 per-year
Maintenance Company: Urban Bubble



This desirable second floor property offers a great amount of living and sleeping accommodation within, and is double glazed throughout. The property benefits from two large double bedrooms of which the master bedroom has an ensuite and deep built-in wardrobe, a large living area separate from the kitchen and a family bathroom. The property benefits from neutral decor and recently laid carpets within the lounge, bedrooms and hall and recently laid flooring within the kitchen and bathrooms. The property is conveniently located within walking distance of local amenities and offers a stunning scenic view to the rear, overlooking Platt Fields Park, to break from the city life. The area also benefits from excellent transport links into Manchester City Centre and Manchester University making it a hugely popular area for both students and young professionals alike. There are excellent commuting links via the motorways providing easy access to Manchester, Chester, Stockport, Warrington and Liverpool. The home benefits from allocated off road parking, visitor parking and a secure intercom entry. Viewing is essential to truly appreciate all that this excellent apartment has to offer.

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Entrance Hall

Doors leading off. Built-in storage cupboard housing the economy 7 heating controls and hot water storage tank. Built-in cloakroom ideal for hanging cloaks and hiding shoes. Electric Storage Heater. Power points. Newly laid carpet.

Living Room 3.5m x 3.5m (11'6" x 11'4")

Two uPVC double glazed windows overlooking the front elevation ensuring plenty of natural light spills through making the room airy and bright. Newly laid carpet. Door leading into the kitchen. Combined Storage and Fan Heater. TV points. Telephone point. Power points.

Kitchen 3.0m x 2.3m (9'10" x 7'5")

uPVC double glazed window overlooking the front elevation. A wide range of modern wall and base units with roll over work surfaces and complementary tiled splash backs. Integrated electric oven. Integrated electric hob with enclosed extractor hood over. Integrated sink and drainer unit with mixer tap over. Void plumbed for washing machine. Void for tall fridge freezer. Power points. Plinth mounted Electric Fan Heater below oven.

Master Bedroom 3.8m x 3.1m (12'7" x 10'1")

uPVC double glazed window overlooking the front elevation. A large built-in wardrobe ideal for hanging clothes and storage too. Newly laid carpet. Electric Storage Heater. Door leading into the ensuite. Telephone point. Power points.

En-Suite 2.8m x 1.3m (9'2" x 4'3")

uPVC double glazed frosted window overlooking the front elevation. Modern white suite consisting of a low flush WC, pedestal wash hand basin and a shower cubicle. Complementary tiled splash back and fully tiled within the shower enclosure. Extractor fan and wall mounted Fan Heater.

Bedroom Two 3.1m x 3.0m (10'2" x 9'9")

uPVC double glazed window overlooking the side elevation with views across Platt Fields Park. Another excellent sized double bedroom with a newly laid carpet. Telephone point. Thermostatic Electric Panel Radiator. Power points.

Bathroom 2.0m x 1.8m (6'6" x 5'10")

Modern white suite consisting of a low flush WC, pedestal wash hand basin and a panelled bath with shower over. Partially tiled walls. Extractor fan and wall mounted Fan Heater.

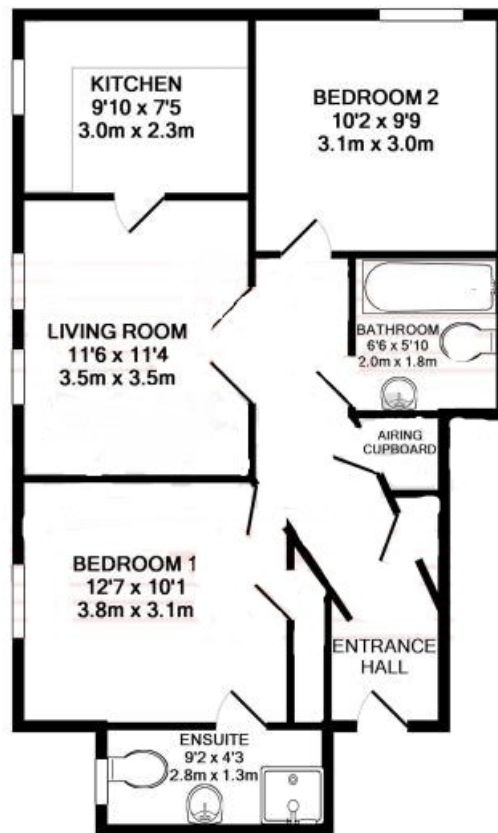
Externally

Large communal gardens, some laid to lawn with established borders. Allocated parking space and visitor parking spaces with security camera. Low level lighting around the development.

Block Three has had new soffits and guttering installed in Autumn 2018.

Furniture available by negotiation.

Floor plan:



TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015

Energy Performance Certificate:

Energy Performance Certificate

Flat 34 Parkside, 193, Hart Road, MANCHESTER, M14 7BA

Dwelling type: Mid-floor flat	Reference number: 8808-7323-5200-1991-6996
Date of assessment: 19 July 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 July 2018	Total floor area: 63 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,299
Over 3 years you could save	£ 117

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 117 over 3 years</p> </div>
Heating	£ 633 over 3 years	£ 516 over 3 years	
Hot Water	£ 468 over 3 years	£ 468 over 3 years	
Totals	£ 1,299	£ 1,182	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
80	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

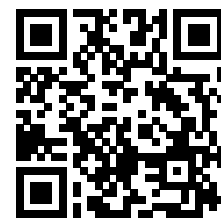
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Replacement glazing units	£1,000 - £1,400	£ 117

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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