

**C&R**

Commercial & Residential

Properties

£180,000

Conmere Square,, Hulme, Manchester, M15 6DE



2

Bedrooms



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |  
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C & R HULME are delighted to offer this large two bedroom 1st floor apartment in an excellent location with Oxford Road and the city centre in very close proximity. Recently refurbished, the property offers a Large lounge with walk on balcony, recently fitted kitchen and bathroom, gas central heating and double glazing.

This property would suit a first time buyer or an investor.

### **Entrance Hall**

Entered via panelled door. Access to all rooms. Laminate floor. Exposed brickwork with feature vertical radiator, recessed storage area, ceiling light point and range of power points.

### **Lounge** 4.78m x 3.91m (15.68ft x 12.83ft)

Panelled door. Laminate floor. UPVC glazed window to front elevation offering excellent views of the communal grassed area. Feature vertical radiator, ceiling light point, light switch, range of power points. Glazed door to walk on balcony to front elevation.

### **Kitchen** 3.37m x 2.34m (11.06ft x 7.68ft)

Laminate floor. UPVC Window to rear elevation. Radiator. Contemporary fitted kitchen with a range of base and wall units finished in high gloss white with soft closing doors. Wood effect worktops with inset 1 ½ bowl sink and breakfast bar area opening out to the hallway. Integrated gas hob & oven with extractor and feature red splashback. Space for Fridge Freezer and washing machine. Range of power points.

### **Bedroom 1** 3.60m x 3.29m (11.81ft x 10.79ft)

Panelled door. UPVC double glazed window to rear elevation. Radiator, ceiling light point & range of power points. Built in wardrobe unit.

### **Bedroom 2** 3.87m x 2.64m (12.70ft x 8.66ft)

Panelled door. 2 x UPVC double glazed window to front & side elevation offering great dual aspect light. Built in wardrobe unit. Radiator, ceiling light point & range of power points.

### **Bathroom** 2.47m x 1.74m (8.10ft x 5.71ft)

Panelled door. Cream ceramic tiled floor. UPVC glazed window to rear. Fitted with a modern white suite consisting of a bath with wood effect panel with chrome mixer tap & Mira Thermostatic Shower. Hand wash basin vanity unit with chrome mixer tap and W.C. Fully white tiled around bath area. Ceiling light point. WORCESTER combination boiler.

### **Storage Room 1**

Panelled door. Useful storage space. Power points and ceiling light point.

### **Storage Cupboard**

Useful storage space.

### **Extrenally**

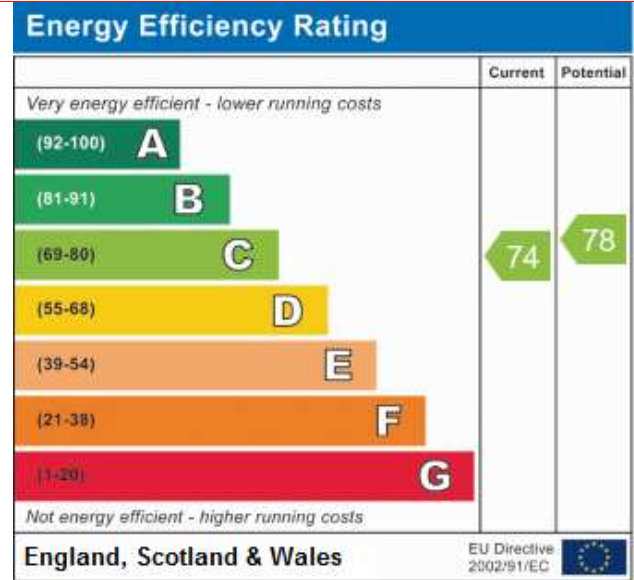
Communal grounds. The Property comes with 1 permit parking space which needs to be applied for through Manchester city council.

### **Tenure**

Leasehold 125 years granted 2001. Ground rent: £10.00 per annum Service charge: 30.15 per month payable to One Manchester. EPC: C

**Agents Notes**

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