



2 Bedroom Flat for Sale



Bedrooms: 2 Bathrooms: 1 Reception Rooms: 1



Philip Ellis are delighted to offer this apartment situated in the popular Radius development in the heart of Prestwich village. Ideally located for all that Prestwich has to offer including bars, restaurants, shops and transport links to Manchester City Centre and beyond.

The apartment is accessed by a communal entrance via secure visitor intercom and resident fob. Benefitting from a 24hr concierge, the property offers the upmost in security. Stairs and lift lead to both the underground car parking area and the mezzanine level, which leads to all three apartment blocks. A pleasant and spacious paved and loose stone area with some raised shrubbery beds, the mezzanine level provides a welcoming feel with secure fob access and intercom entry system to each block.

The apartment is accessed by a large wooden door, opening to the 'L' shaped hallway which leads to all rooms. Intercom access is provided in the hallway along with a large storage cupboard with plumbing for a washing machine, and ample space for storing household items.

Located off the hallway are two good size bedrooms of a similar size. The main bedroom features two floor to ceiling windows giving the room a bright feel. The second bedroom has a large picture window overlooking Prestwich Village.

Also off the hallway is a family style bathroom with over bath shower, wash basin, W.C. and large feature mirror.

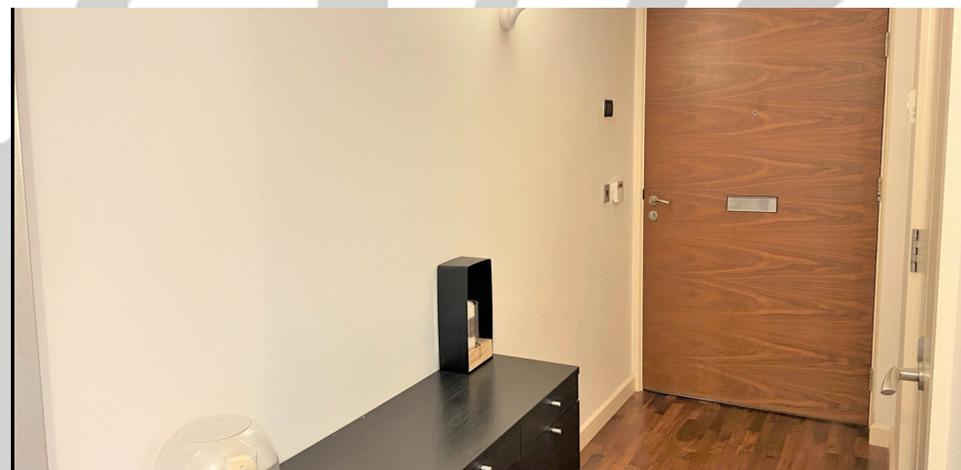
At the end of the hallway is a spacious open plan living area with ample space for both lounge and dining furniture, the dark wood flooring continues through from the hall. A French door to the balcony overlooks the central courtyard at the heart of Prestwich village. Opening to a kitchen area which comes complete fitted with a range of white gloss wall and base units with inset circular stainless steel sink and drainer unit, and mixer tap. Integrated stainless steel eye-level oven and microwave with 4 ring electric hob and cooker hood. Also integrated is the fridge/freezer and dishwasher.

The heating is a 'Wet electric' heating system in the flat with modern vertical wall radiators. The windows are sealed unit double glazing in uPVC frames.

The property comes with one secured allocated parking bay in underground garage accessed from Fairfax Road.
Council Tax - Band C
Service Charge - £175.00 per calendar month.

Tenure - We are unable to confirm but understand that the property is Leasehold and subject to a 150 year (less 10 days) lease from 8 April 2002. **Please note this property is currently let on a rolling assured shorthold tenancy agreement, and would need to be purchased with the tenants in situ. If required the tenants would vacate after purchase to allow for an owner occupier, but this would be the responsibility of the purchaser. For more details on the current tenancy please contact us for more information. The property comes complete with some furnishings information on which can be provided upon request.**

Call Philip Ellis to arrange an immediate viewing.





Hallway 4.25m x 4.11m

An L shaped hallway leading to all rooms. Storage cupboard with plumbing for washing machine. comes furnished with a side board for storage.

Bedroom 1 2.70m x 3.85m

A good size double bedroom with two windows. Comes furnished with a double bed wardrobe and bed side table.

Bedroom 2 2.89m x 3.84m

A second good size double bedroom with large picture window. Comes furnished with a double bed, wardrobe and bed side table.

Bathroom 2.07m x 1.57m

A family style bathroom with over bath shower, three piece white suite and large feature mirror.

Living Space 6.90m x 3.21m

An open plan living dining and kitchen space. Spacious lounge with french door leading to the balcony. Fully fitted kitchen with a range of wall and base units and integrated appliances including oven, hob, microwave, fridge freezer and dishwasher. Ample space for a dining table and chairs.

Disclaimer

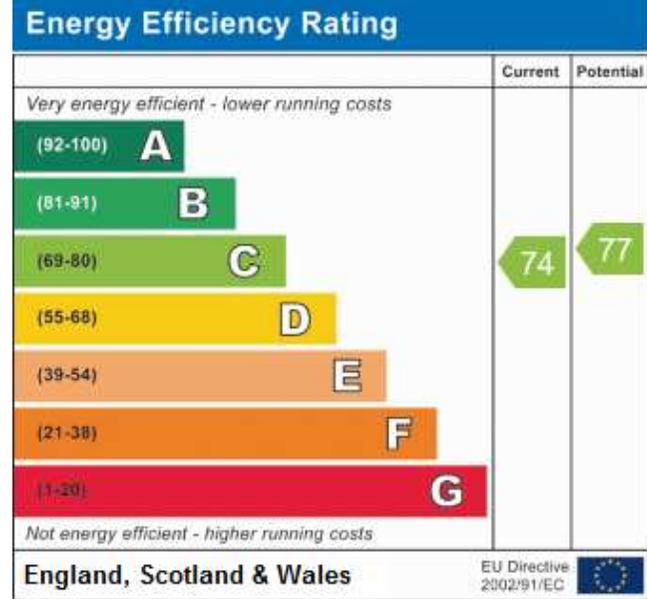
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For more information please see the Energy Performance Certificate



PHILIP ELLIS[™]
ESTATE AND LETTINGS

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