

FOR SALE



York Crescent, Penrose Park, Shard End

2 Bedrooms, 1 Bathroom, Apartment

Offers In Region Of £125,000





- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE / DINER
- FITTED KITCHEN
- BATHROOM
- ALLOCATED PARKING TO THE REAR
- NO UPWARD CHAIN

Martin & Co are pleased to offer this nicely presented second floor apartment ideally situated with park views to the front. There is a secure shared front door with stairs to the first and second floors. The apartment is offered with no upward chain and comprises a landing with a door to the good sized lounge/diner with juliette balcony to the front elevation with views over the park an ideal room to relax in. Continuing through the property is a fitted kitchen with a range of wall and base units. There are two bedrooms that are accompanied by the bathroom with three piece suite.

To the rear is an allocated parking space.

The apartment needs to be viewed internally to fully appreciate the accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SHARED LANDING

HALLWAY

LOUNGE/DINER 22' 6" x 9' 10" (6.86m x 3m)

KITCHEN 10' 3" x 6' 5" (3.12m x 1.96m)

BEDROOM ONE 10' 3" x 10' 1" (3.12m x 3.07m)

BEDROOM TWO 10' 0" x 6' 5" (3.05m x 1.96m)

BATHROOM 6' 5" x 5' 9" (1.96m x 1.75m)

ALLOCATED PARKING



GENERAL INFORMATION COUNCIL TAX BAND - B

FIXTURES AND FITTINGS as per sales brochure.

TENURE

Martin and Co has been informed that the property is LEASEHOLD with 150 years from 1.11.04 . The vendor has informed us that the service charge is £140.92 per month. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.