



## Nowell Court, Middleton, Manchester

- EASY ACCESS FROM THE CAR PARK
- CLOSE TO MIDDLETON TOWN CENTRE
  - POPULAR RESIDENTIAL BLOCK
  - GOOD SIZE ACCOMMODATION
- IDEAL FOR FIRST TIME BUYERS OR LANDLORDS
  - TWO DOUBLE BEDROOMS
  - WELL KEPT COMMUNAL AREA'S
  - EPC RATED B

**Offers Over £110,000**

**HUNTERS®**  
HERE TO GET *you* THERE



Hunters are delighted to bring to market a TWO BEDROOM apartment situated on the first floor of a well-maintained residential block WHICH ALLOWS EASY ACCESS FROM THE CAR PARK. The property boasts spacious and comfortable living accommodation, making it ideal for a first-time buyer, someone looking to downsize and landlords.

Upon entering the apartment, you are greeted by a welcoming entrance hallway featuring ample storage cupboards. The apartment offers an open plan, well-proportioned lounge/dining room. Adjacent to the lounge/dining room, the well-equipped kitchen includes appliances, ample counter space, and storage options.

The two spacious double bedrooms are a standout feature with plenty of natural sunlight. Completing the apartment is a contemporary bathroom, fitted with fixtures and fittings.

Externally, the property benefits from well-kept communal areas and gardens, providing a pleasant outdoor space for residents to enjoy. Additionally, private parking is available, adding to the convenience and appeal of this fantastic apartment.

Conveniently located, this apartment is just a short distance from a variety of local amenities, including schools and shops. Excellent transport links, including nearby bus routes and easy access to the motorway network, make commuting easy.

Don't miss out on this opportunity to secure this wonderful apartment. Viewing is highly recommended to fully appreciate the quality and potential this property has to offer.

Tenure: Leasehold – 82 years remaining on the lease  
Ground Rent: £0.00  
Service Charge: £75.00 per month.  
EPC Rating: B  
Council Tax Band: A



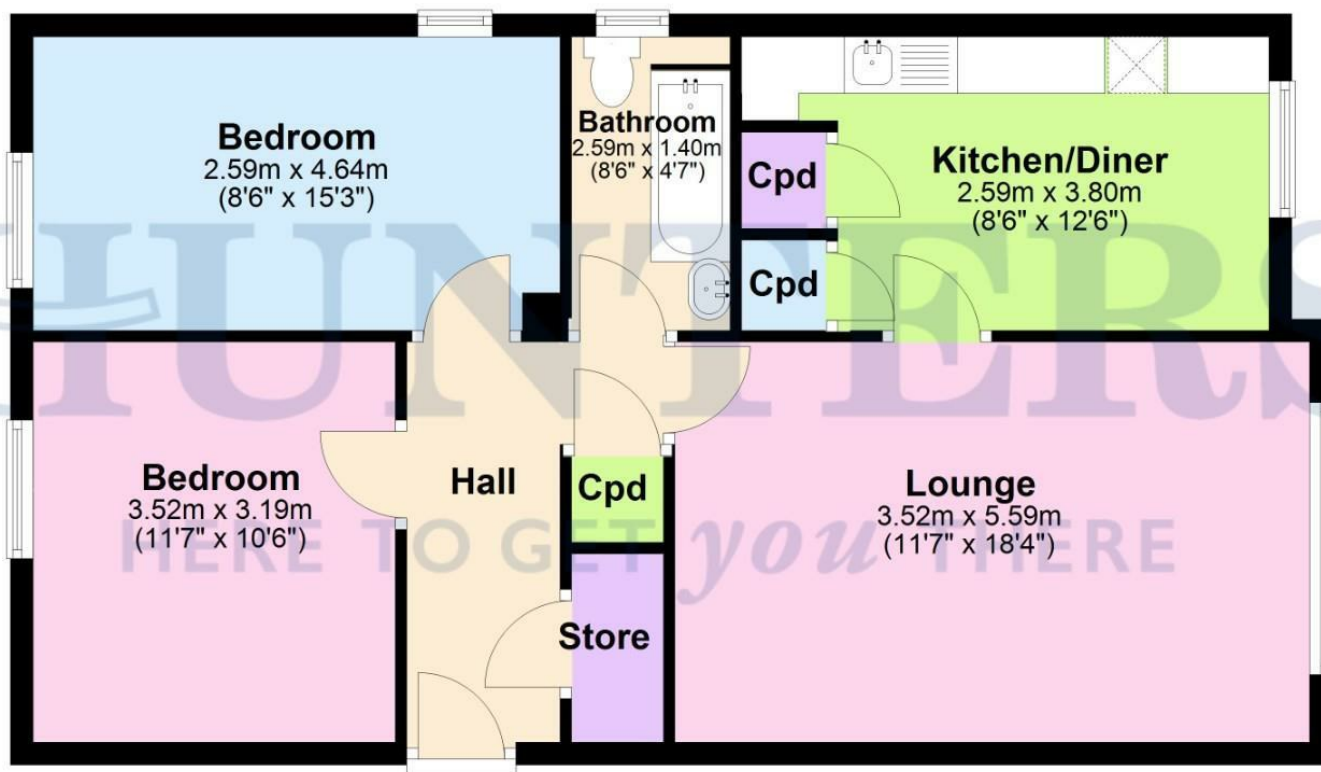






## Ground Floor

Approx. 68.9 sq. metres (741.9 sq. feet)



Total area: approx. 68.9 sq. metres (741.9 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.

## Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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