



Ninian Court, Sadler Street, Middleton M24

- NO CHAIN
- EASY ACCESS TO COMMUNAL GARDEN
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- POPULAR DEVELOPMENT
- SECOND FLOOR APARTMENT
- GOOD SIZED ACCOMMODATION

Offers In Excess Of £100,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this one bedroom second floor apartment located in the sought after Ninian Court development. This apartment holds great potential and will particularly appeal to young professionals or those seeking good sized living accommodation.

Upon entering, you will find a private entry door with a security phone system, leading to a hallway. The apartment features a spacious lounge/dining area with patio doors that bring in ample natural light. The kitchen, good sized bedroom and bathroom are also included in the accommodation.

Externally, the development boasts well maintained communal gardens at the front of the building, providing a pleasant environment. Excellent parking facilities are also available.

Ninian Court is a managed block situated off Market Street, offering convenient access to Middleton town centre and its comprehensive range of amenities and facilities.

Given the potential and desirable location, viewing this property is highly recommended.

Council Tax Band: A

EPC: B

Leasehold: 846 years remaining, with a Ground Rent of £35.00 per annum.

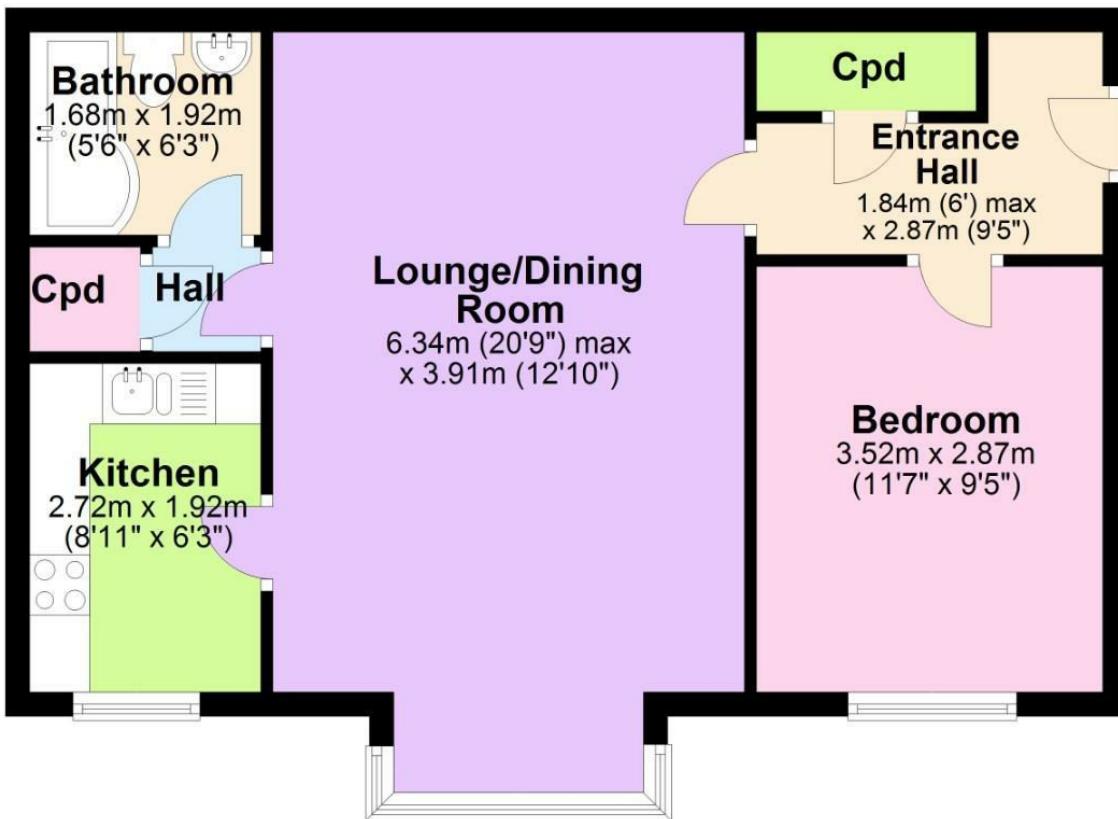
Service Charge: £65.00 per calendar month.





Second Floor

Approx. 50.3 sq. metres (541.4 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. Created by EveryCloud Photography
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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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