



12 Oakcliffe Road
Baguley M23 1DA
£147,000

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12 Oakcliffe Road Baguley M23 1DA

£147,000

Located to the ground floor of a purpose-built- modern development, this well-proportioned apartment is offered for sale with no onward chain.

A communal entrance with security intercom access leads to the private entrance to the property. The entrance hallway provides storage space and it leads on to a spacious living room which has patio doors to the enclosed lawned garden at the front. The room opens to a fitted kitchen.

There are two double bedrooms, both with built-in wardrobes and fitted plantation-style shutters to the windows. A bathroom which is fitted with a white suite completes the accommodation.

Electrically-operated gates open to give access to the secure parking area to the rear, with allocated space.

Oakcliffe Road is located within easy reach of excellent transport links and amenities: Wythenshawe Hospital is located nearby. The Metrolink tram system is easily accessed, as is the M56/M60 motorway network.

These properties appeal to owner-occupiers and investors alike: An early viewing is advised in order to avoid disappointment.

- No Onward Chain
- Two Double Bedrooms
- Ground Floor Position
- Patio Doors to Garden Space
- Open-plan Living Space & Kitchen
- Fitted Shutters to Bedrooms
- Bathroom with White Suite
- Gated Secure Parking Space
- Popular Location
- Viewing Advised

Communal Entrance Hallway
With Intercom Entry System

Private Entrance to Apartment

Entrance Hallway
With storage.

Living Room
13'2 x 13'3
Open to:

Kitchen
10'8 x 10'3

Bedroom One
11'9 to fitted wardrobes x 9'1

Bedroom Two
10'7" x 10'7" to fitted wardrobes

Bathroom
7'0 x 5'6

Externally
Maintained communal grounds.
Electrically-operated gates to parking area.
Allocated parking space.

Leasehold & Service Charge Information
977 years remain of a 999 year lease which commenced 1st Jan 2004.
End Date: 1st Jan 3003.
Service Charge of £1692.43 per annum (inclusive of ground rent)
Estate Service charge of £744.90 per annum
Total £2437.33 per annum

This is taken twice a year at £1218.67 and includes ground rent.

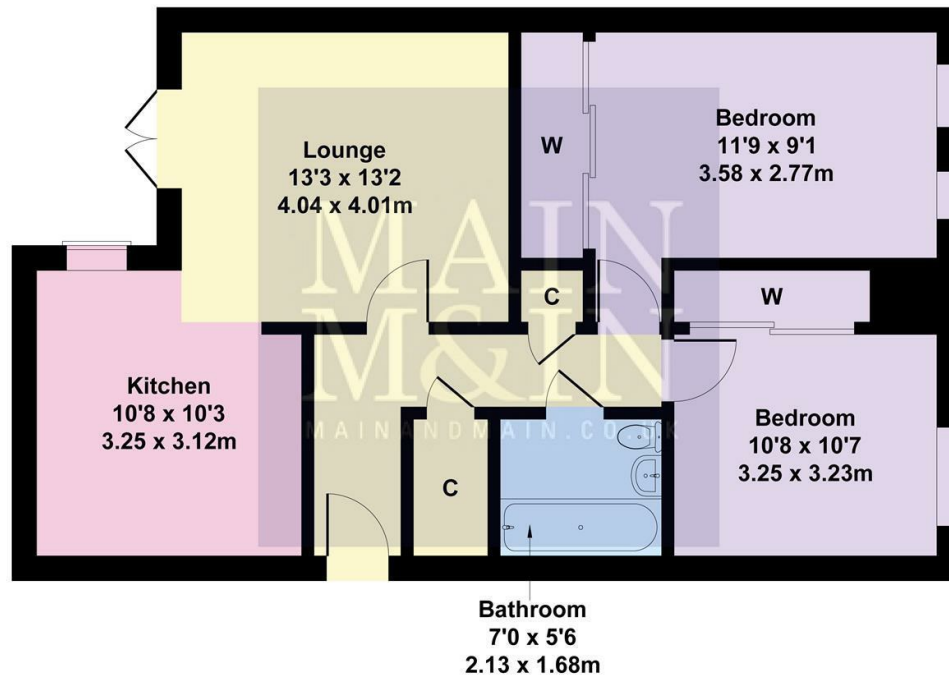


Tenure: Leasehold
Council Tax: Manchester B



Oakcliffe Road

Approximate Gross Internal Area
708 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2025
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To view this property call Main & Main on 0161 437 1338

