


# 11 Kendal Court, Downes Way
## Sharston M22 4UD
## £160,000

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Main & Main are now in receipt of an offer for the sum of £150,000 on 11 Kendal Court

Located to the top floor of a purpose-built development, this two bedroom apartment is offered for sale with no onward chain involved.

The apartment has recently been refurbished It is priced accordingly.

A communal hallway and stairs rise to the second floor and the private entrance to the apartment. An entrance hallway leads to an open-plan living/dining room with Juliet balcony and built-in storage. The room leads to a kitchen area. There are two bedrooms and a bathroom.

Kendal Court stands in maintained communal gardens, with an allocated parking space.

The location is popular thanks to it offering excellent transport links and easy access to amenities.

NB. This property cannot be let out due to restrictions on the lease

Tenure: Leasehold
Council Tax: Manchester A

- No Onward Chain
- Requires Internal Improvement
- Two Bedrooms
- Open-plan Living/Dining Room
- Juliet Balcony
- Bathroom
- Second Floor Position
- Popular Development
- Close to Transport Links
- Sold As Seen

Communal Entrance Hallway
Stairs rising to second floor.

Private Entrance to Apartment

Entrance Hallway
With storage cupboard.

Living Room
16'4" max red to 8'5" x

Kitchen
7'7" max x 7'6" max

Bedroom One
10'4" x 9'2"
Plus wardrobes

Bedroom Two
7'1" x 9'2"

Bathroom
5'10" x 6'10"

Externally
Maintained communal gardens and allocated parking space.

Disclaimer
All services/appliances have not and will not be tested.

Additional Information
Lease: 964 years of a 999 year lease remain (Start date 31/03/1990, end date 28/03/2989)
Service Charge: £1,532.40 PA
Ground Rent: £246.29 PA













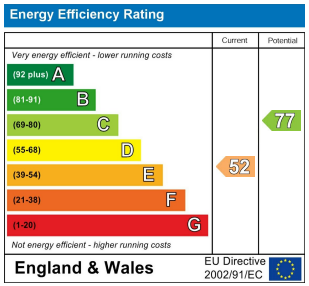
To view this property call Main & Main on 0161 437 1338

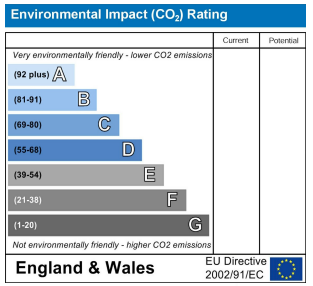







Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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