



BARTON ROAD
DAVYHULME

£200,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

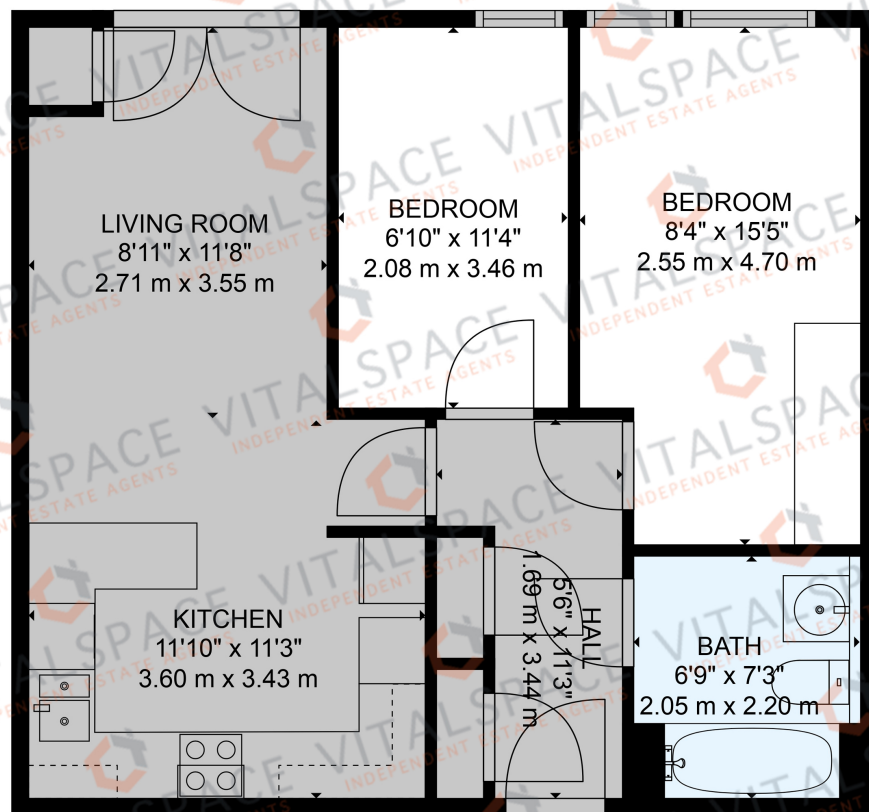


Barton Road, Davyhulme, M41 7GE

****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this TWO BEDROOM first floor modern apartment built by Laurus homes in 2018. This spacious apartment is presented to a high standard and is entered via a communal entrance door with a secure intercom entry system. Presented in an exceptional standard, in brief the highly desirable accommodation comprises; a welcoming entrance hallway, an impressive open plan living, dining kitchen, two well proportioned bedrooms and a luxury tiled three piece bathroom with a shower over bath combination. The kitchen itself is beautifully presented fitted a range of modern wall and base units with rolled edge worksurfaces, an integrated oven and hob with a large breakfast bar with space for seating. The property is warmed by gas central heating and is uPVC double glazed throughout. Externally, there are well maintained communal gardens surrounding the development, designated parking spaces alongside visitor spaces. The apartment is perfectly positioned for access to a wide range of amenities including schools, transport links, shops, restaurants and bars; making this property ideal for young couples or first time buyers. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.







Features

- Two spacious bedrooms
- First floor position
- Excellent first purchase
- Open plan breakfast kitchen
- Allocated parking
- Luxury tiled bathroom
- Gas central heating
- Landscaped communal gardens
- Convenient for amenities
- 55 Sqm / 592 Sqft

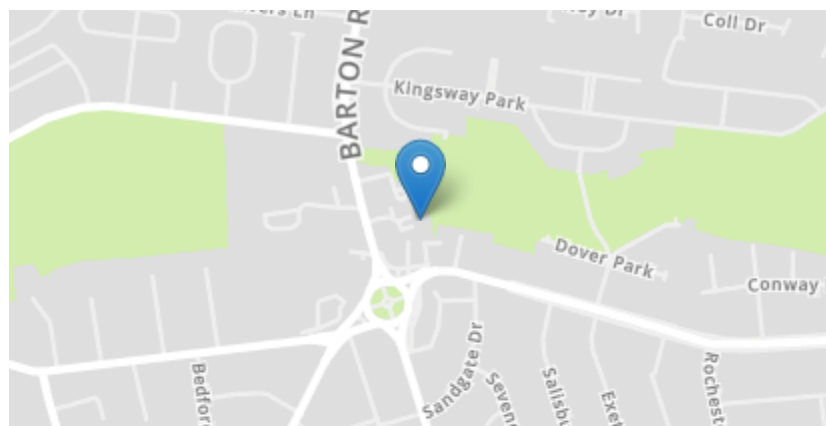
Frequently Asked Questions

We have been advised by our clients that the property is Leasehold with the residue term remaining of 125 years from 21/02/2019.

The management fee and the ground rent charge is payable at £79.29 per calendar month. This includes the buildings insurance, covers the cost of the communal interior and exterior.

Reasons for sale of property? Move in with partner

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.