



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	



## Flat 15, 1 The Oaks, Ainsbrook Avenue, Blackley, Manchester, Lancashire M9 7FJ

- 1 BEDROOMED TOP FLOOR APARTMENT
- COUNCIL TAX BAND A
- GAS CENTRAL HEATING
- NO CHAIN
- DEDICATED PARKING SPACE

**£110,000**





## PROPERTY DESCRIPTION

Henstock Property Services are delighted to market this 1 bedroomed top floor apartment. The living accommodation briefly comprises; communal intercom entrance on the ground floor with stairs and lift to upper floors, private entrance hallway, lounge with double doors to modern fitted kitchen, 1 bedroom and a bathroom. The property also has the benefit of gas central heating (combi boiler), uPVC double glazing and a dedicated parking space to rear. Well situated close to schools, shops/supermarkets, leisure/fitness facilities, good public transport services and minutes from the M60 motorway network.

## TOP FLOOR

### Entrance

4.89m x 1.06m (16' 1" x 3' 6") built in storage cupboard.

### Lounge/Diner

4.15m x 6.11m (13' 7" x 20' 1") views to side and rear, double doors to kitchen, 2 double radiators.

### Kitchen

2.59m x 2.91m (8' 6" x 9' 7") views to rear, modern maple units with black marble style worktops, 1 1/2 bowl stainless steel sink with chrome mixer tap, built in single electric oven with 4 ring gas hob, extractor, integral washing machine, fridge/freezer and dishwasher, part tiled walls, double radiator.

### Bedroom 1

3.56m x 2.84m (11' 8" x 9' 4") views to front, built in wardrobes, single radiator.

### Bathroom

1.9m x 2.79m (6' 3" x 9' 2") white modern suite comprising; bath with wall mounted mixer shower, glass screen, close coupled w.c, sink, part tiled walls, spotlights, extractor, single radiator.

## Communal Areas

Intercom communal access.

Lift is currently under maintenance and repair, so currently not working.

1 dedicated parking space, with visitors spaces also available.

The monthly service charge is £275 per month.

