


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Flat 10, 210 Hall Lane, Manchester M23 1WA

£160,000

Trading Places Sale are delighted to bring to the market this immaculately presented TWO DOUBLE BEDROOM apartment with SOUTH FACING BALCONY, includes a host of benefits & upgraded extras such as brushed steel fittings throughout, fully tiled bathrooms, ultra fast broadband connectivity and high end integrated appliances. Located in a prime spot on Hall Lane, the flat is well situated for those who commute with easy access to the M60 motorway, metro link which has direct access to the City Centre, Salford Quays and Airport. The flat comes with an allocated underground car parking space, mobile phone intercom system and communal CCTV security.

Warmed by UPVC double glazed windows, wall mounted heaters throughout and a private south facing balcony with ample room for seating provides an excellent outdoor space for the summer months. Large sliding glass doors at the front aspect brings in an abundance of light. Entrance door leads to hallway, door to kitchen with fitted integrated appliances and open plan living space. Door leading to large family bathroom with shower over bath, floor to ceiling tiles & three piece modern suite. Double bedroom with ample space for storage, door leading to immaculately

Measurements

Floor plan

APARTMENT TYPE 2C

GROUND FLOOR	10
FIRST FLOOR	21
SECOND FLOOR	32

LIVING	3825 x 4035mm	12'07" x 13'03"
KITCHEN	3775 x 1990mm	09'06" x 06'06"
BEDROOM 1	4775 x 2875mm	15'07" x 09'05"
BEDROOM 2	3665 x 2600mm	12'00" x 08'10"
TOTAL	61.3m ²	662 sq FT



DISCLAIMER: These preliminary plans are intended only as a guide and may have changed during construction. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. Not to scale.

