


pearson ferrier®

# 11 SAVOY COURT CROSS STREET
## Manchester, M45 7RA
## Offers In The Region Of £125,000

# 11 SAVOY COURT CROSS STREET

Property at a glance

- ONE BEDROOM APARTMENT
- SECOND FLOOR
- CLOSE TO THE METROLINK & TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- IDEAL FIRST TIME BUY

A beautifully presented one bedroom, second floor apartment located in the Whitefield area just off Manchester Road. The location is ideal for commuting to Manchester City centre and surrounding towns with the Metrolink being only a short walk. It also benefits from an excellent selection of shops, supermarkets, bars and restaurants, all quite literally on your doorstep. In brief the property comprises of: Entrance hall, lounge/diner, separate kitchen, double bedroom and bathroom. The property benefits from communal gardens and parking and is ideal for a first time buyer and for those needing to commute to Manchester city centre.

Tenure - Leasehold - 999 years from 25 March 1975
Ground Rent £35 per annum
Service Charge - £125 per month
Council Tax Band - A
EPC - D





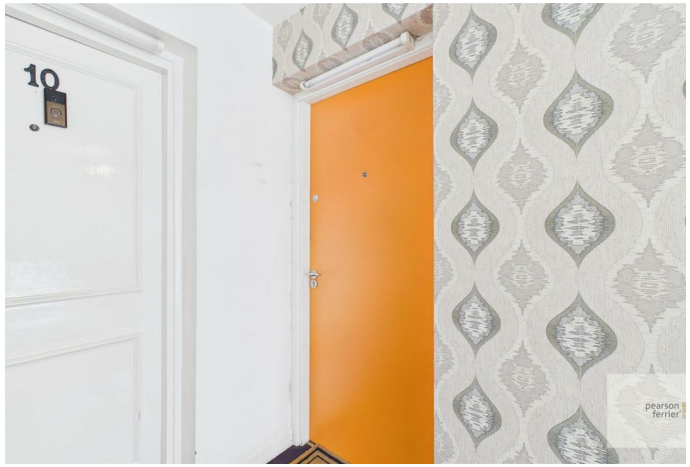




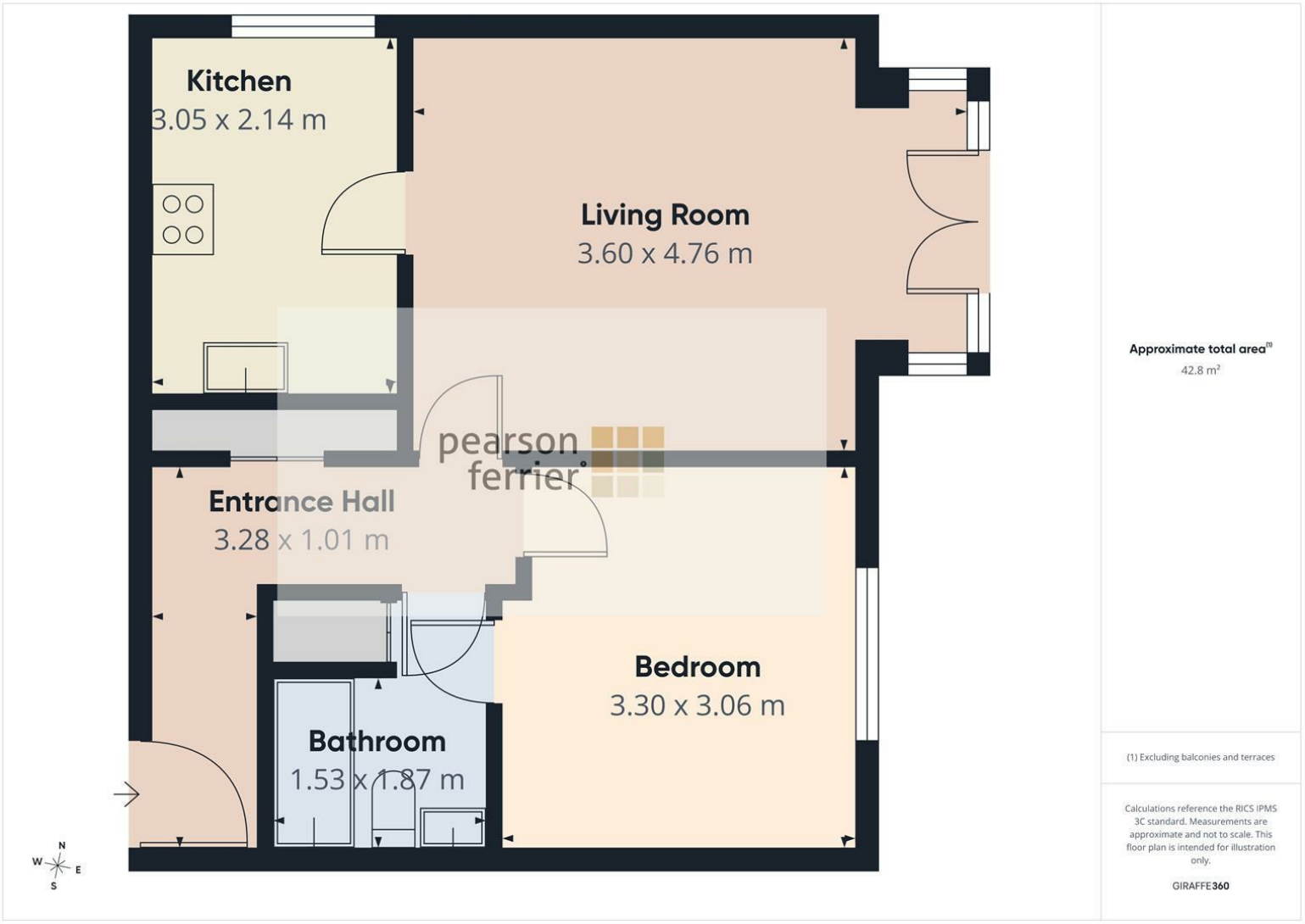







10





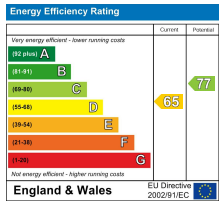

Approximate total area[1]

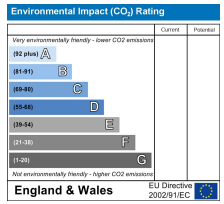
42.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.