



pearson
ferrier  *a property for everyone*

31 MOOR END COURT
Manchester, M7 3PA
£85,000

31 MOOR END COURT

Property at a glance

- ONE BED APARTMENT
- FIRST FLOOR
- WELL PRESENTED
- NO ONWARD CHAIN
- CLOSE TO CITY CENTRE
- GARAGE

This one bedroom first floor apartment benefits from underfloor heating and is fully upvc double glazed. Internally the property briefly comprises; entrance hallway, lounge, kitchen, double bedroom and bathroom. Internally the property has been redecorated and had new flooring throughout. Located within reach of all local amenities and transport routes into Manchester city centre.

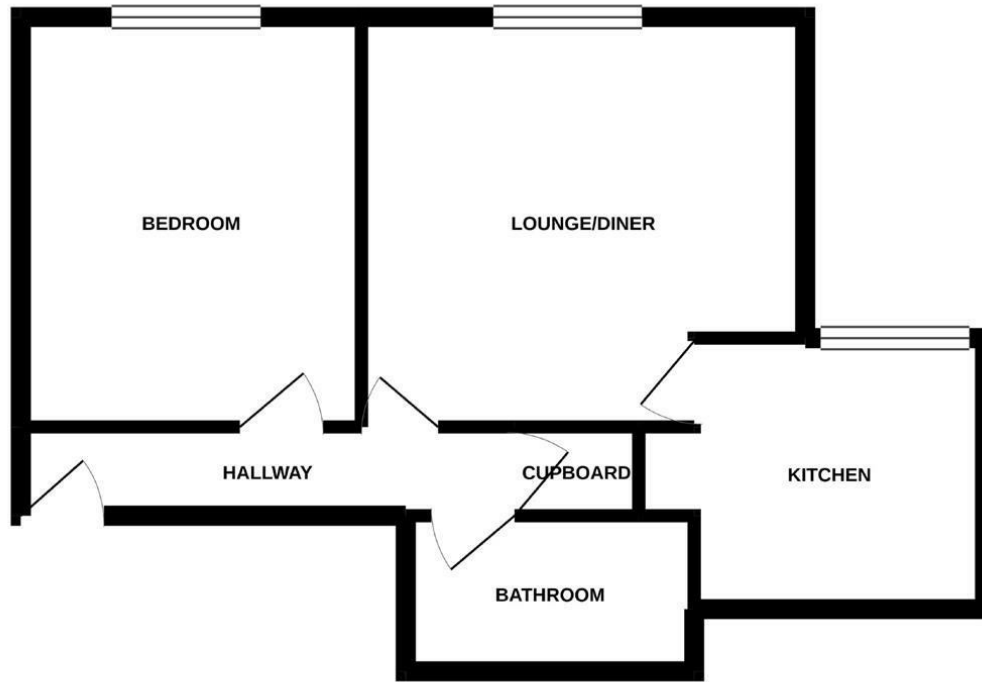
We believe the lease to be an 800 year lease which started in 1972.

The vendor informs us the service charge is £315 per quarter which includes the ground rent as well as everything else you would expect. Prospective purchasers should rely on their own enquiries however.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A				(82 plus) A			
(71-81) B				(71-81) B			
(55-70) C				(55-70) C			
(39-54) D				(39-54) D			
(29-38) E				(29-38) E			
(13-28) F				(13-28) F			
(1-12) G				(1-12) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		66	69			62	63

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