



Constable Court, Hall Lane, Manchester
£190,000

Ascend
Built on higher standards

Constable Court, Hall Lane, Manchester

Constable Court is a popular development situated in one of South Manchester's most sought after residential locations. Ideal for owner occupiers and investors alike, this modern development provides super-stylish, open plan living complete with a variety of sought-after features.

Take a step inside and you're instantly greeted by a contemporary design with a triple-height glazed entrance lobby. The apartments themselves are simply stunning, and boast spacious open-plan rooms, neutral interiors and a high specification. Features include double glazing, heat recovery ventilation systems, pre-wiring for fibre internet and cable TV, and USB sockets as standard.

The kitchen is open-plan and fully fitted. Integrated appliances are included - an induction hob and electric oven, washer/dryer and fridge/freezer. The concealed cooker hood will streamline these beautiful units which are finished in a modern light grey colour. The bathroom is equally as stylish with modern fittings, a wall mounted shower, heated towel rail and a natural stone effect, tiled finish.

Each apartment also features a private balcony and each resident will have access to covered parking.

*The photos used for this advertisement are for marketing purposes only, so the fixtures and fittings may vary.

Leasehold Property

Kitchen/living area

18'9" x 12'5" (5.74m x 3.81m)

Stunning open plan kitchen and living area.

High-spec modern kitchen runs in an 'L-shape' along the back wall. It comes fully fitted. Integrated appliances are included - an induction hob and electric oven, washer/dryer and fridge/freezer. The concealed cooker hood will streamline these beautiful units which are finished in a modern light grey colour. The opposite side of the room you have large sliding doors, filling the room with light, and allowing you access to your own private balcony.

Master bedroom

15'5" x 11'8" (4.72m x 3.58m)

Spacious double bedroom, quality carpet underfoot and electric heating. Leading to the en-suite bathroom - High-spec and stylish with modern fittings, a wall mounted shower, heated towel rail and a natural stone effect, tiled finish.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Second bedroom

11'10" x 8'5" (3.61m x 2.57m)

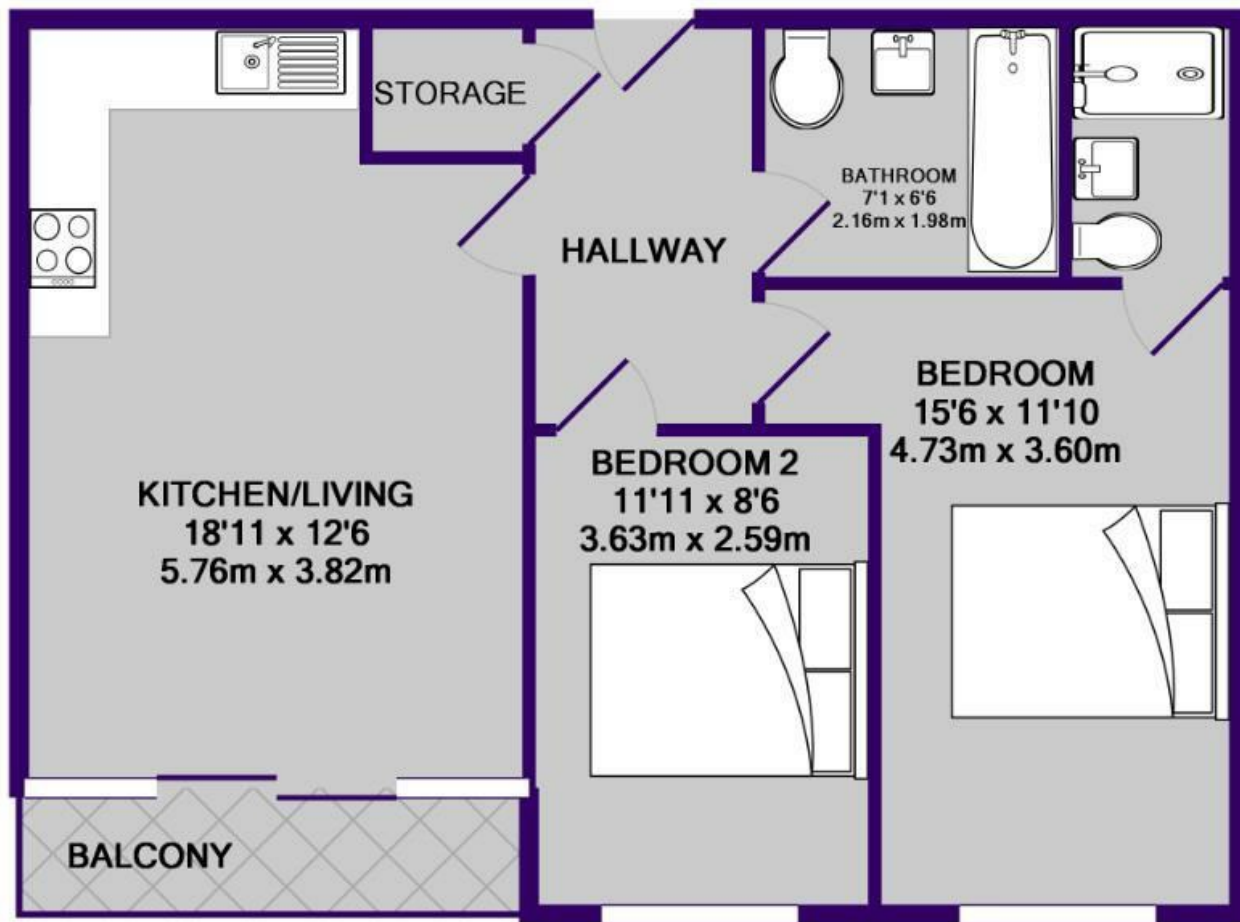
Another lovely double bedroom.

Bathroom

7'1" x 6'5" (2.16m x 1.96m)

High-spec and stylish with modern fittings, a wall mounted shower, heated towel rail and a natural stone effect, tiled finish.





TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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