



Ledburn Court
Ledburn Close
Manchester
M15

Offers In Excess Of £112,000

bettermove 

Ledburn Close Manchester

Bettermove are proud to present this 2 bedroom flat in Manchester.

The property benefits from double glazing, electric heating throughout and has on site parking available.

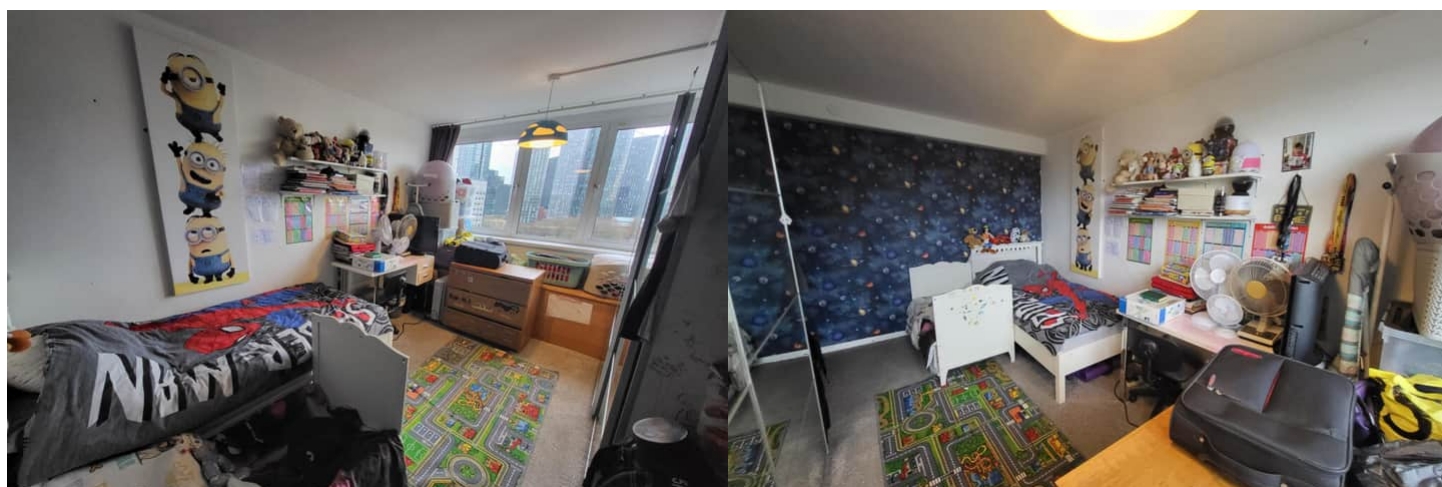
The council tax band is A.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £10.00 per annum and the service charge is £444.00 per annum.

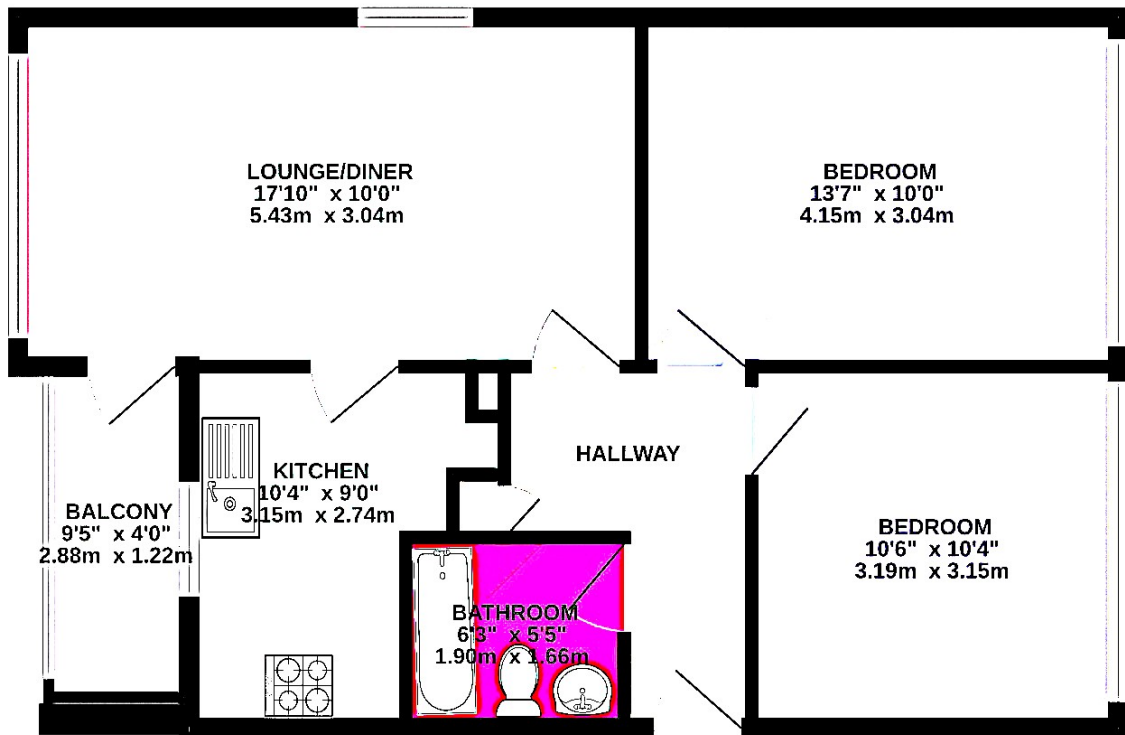
The interior of this beautifully presented, 11th floor property comprises a spacious living/diner, fitted kitchen, two double bedrooms, and the bathroom. The exterior boasts a private balcony, perfect for enjoying the summer months. The property also benefits from lift access to all floors.

Located in the popular city of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Deansgate Train Station, local bus and tram routes, and quick access to the A57(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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