



Kinetic
Talbot Road
Old Trafford
Manchester
M16

Offers In Excess Of £190,000

bettermove

Talbot Road Manchester

Bettermove are proud to present this 2 bedroom flat in Old Trafford. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and electric central heating throughout, with off street parking available via the allocated parking.

The council tax band is C.

This is a leasehold property with 244 years remaining on the lease; the ground rent is £308pa and the service charge is £3,292pa.

The interior of this beautifully presented property comprises a spacious living/ dining / fitted kitchen, as well as the 2 bedrooms with the master bedroom including an on-suite and the family bathroom.

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 Trafford Park train station (1.5 miles), variety of bus and tram routes and the M60 and A57(M).

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



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-statements. 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	69
(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	



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