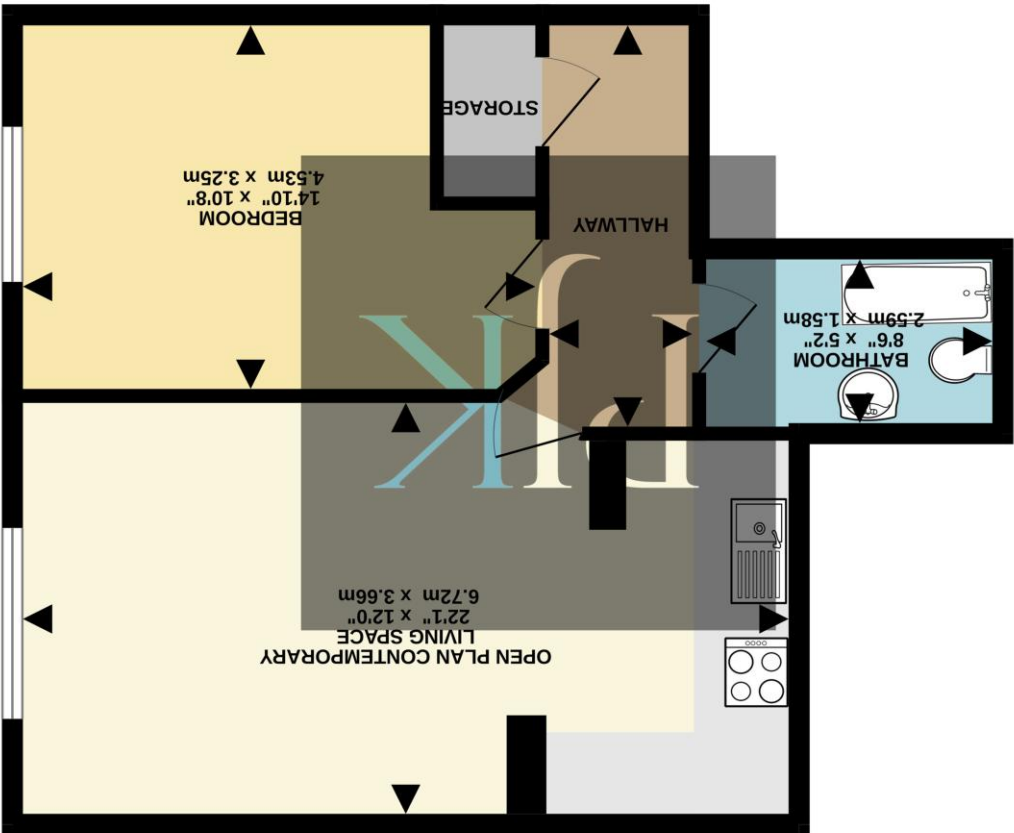
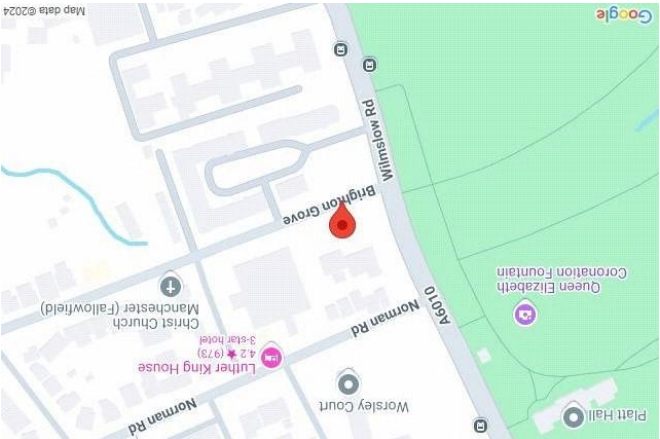
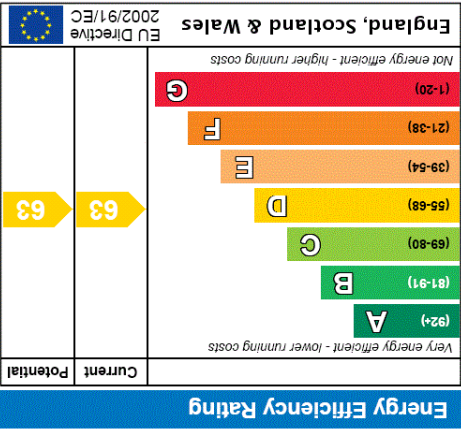


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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505 sq.ft. (47.0 sq.m.) approx.



PHILIP JAMES  
KENNEDY

APARTMENT 8, GROVE HOUSE  
1 BRIGHTON GROVE, FALLOWFIELD, M14 5YT





## ASKING PRICE £140,000

A SPACIOUS ONE BEDROOM APARTMENT occupying a SECOND FLOOR position within this STUNNING PERIOD CONVERSION, IDEAL FOR FIRST TIME BUYERS and INVESTORS ALIKE. The property is located close to Fallowfield village offering an array of shops, café bars and restaurants as well as excellent transport links directly into the City Centre. 505 Sq Ft.

The accommodation comprises of an entrance hallway. There is a bright and spacious open plan living area. Incorporated is a contemporary kitchen with integrated appliances all complimented by graphite effect tops.

The well-proportioned double bedroom provides ample space for freestanding furniture.

The property is served by a modern bathroom.

Externally the property benefits from a private gated entrance and secure resident's parking.

462 Gross Sq Ft  
Tax Band: A  
Leasehold  
Service Charge: £90 PCM  
Ground Rent: Peppercorn

## *"A Spacious One Bedroom Apartment"*

