



# ASHBURNE HOUSE OXFORD PLACE MANCHESTER

OFFERS OVER  
**£165,000**  
LEASEHOLD

\*\*\*Two Bedroom Apartment with Parking – Cash Buyers Only\*\*\* This two-bedroom apartment on the third floor of a well-maintained building offers excellent potential for cash buyers. Due to a short lease, it is available for those looking for a sound investment or a home to personalise. The property requires some cosmetic upgrading, but both the kitchen and bathroom are in good condition, making it an ideal opportunity to update the décor while keeping the key areas functional. A key highlight of this apartment is its large lounge, providing a generous and versatile living space perfect for relaxing or entertaining. The lounge's size offers ample room for a dining area, making it a central hub of the home with plenty of natural light. The apartment also benefits from parking, a highly sought-after feature in this area. Conveniently, the building includes a lift, ensuring easy access to the third floor. Located in a popular area, the apartment enjoys proximity to excellent transport links, with regular bus routes to Manchester city centre and surrounding areas. Major road networks are easily accessible for those who drive, making it a great option for commuters. Nearby, you'll find a range of local amenities, including shops, supermarkets, cafes, and parks, catering to your everyday needs. With its fantastic location and potential for enhancement, this property offers a unique opportunity for buyers to invest in a home with both character and convenience. Don't miss out on viewing this apartment to fully appreciate its potential.



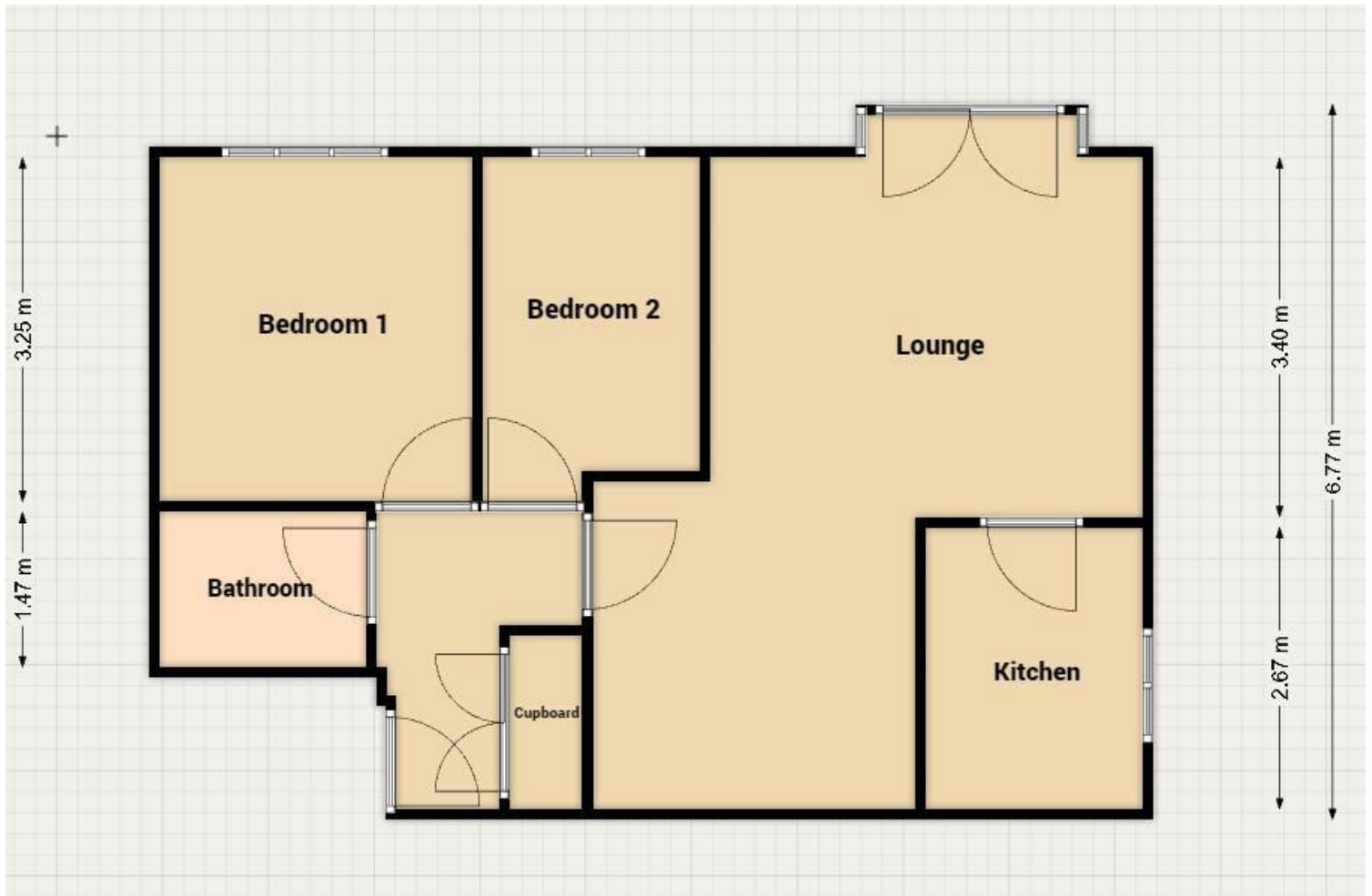












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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