



PETER  
ANTHONY  
EST 1986

Apartment 19, Lloyd Road,  
Levenshulme, Manchester, M19  
2QX  
Offers Over: £170,000

Three Bedrooms  
Allocated Residents Parking  
Chain Free  
597 sqft  
Perfect For First Time Buyer  
Great Investment Potential  
Viewing Advised



**A fantastic opportunity awaits with this chain-free, first-floor apartment offering an open-plan living room and kitchen, perfect for first-time buyers or investors looking for a property with great potential. Boasting 597 sq ft of living space, this immaculate apartment features three bedrooms, providing ample room for a growing family or a home office.**

**Benefiting from a long leasehold and expected gross yield of 9.1%, this property is a great investment opportunity. Located in a sought-after area with easy access to local amenities, schools, and transport links, this apartment is sure to impress.**

**With resident parking and a luxurious lifestyle awaiting you, don't miss out on making this property your new home. Contact us today to arrange a viewing and discover the endless**

**possibilities this apartment has to offer.**

### **First Floor**

#### **Entrance Hall:**

Wooden door leading to communal hallway, wooden flooring, ceiling light points and intercom entry phone.

#### **Open Plan Living Room & Kitchen:**

20'6" x 10'7" (6.25m x 3.23m):

uPVC double glazed windows to dual aspects, laminate flooring, ceiling light points, radiators, a range of base and wall units with roll top work-surface, stainless steel sink with drainer, four ring gas hob and integrated electric oven.

#### **Bedroom One:**

10'2" x 9'3" (3.1m x 2.82m):

uPVC double glazed window to front elevation, laminate flooring, ceiling light point and radiator.

#### **Bedroom Two:**

10'1" x 7' (3.07m x 2.13m):

uPVC double glazed window to front elevation, laminate flooring, ceiling light point and radiator.

#### **Bedroom Three:**

7'8" x 6'2" (2.34m x 1.88m):

uPVC double glazed window to front elevation, laminate flooring, ceiling light point and radiator.

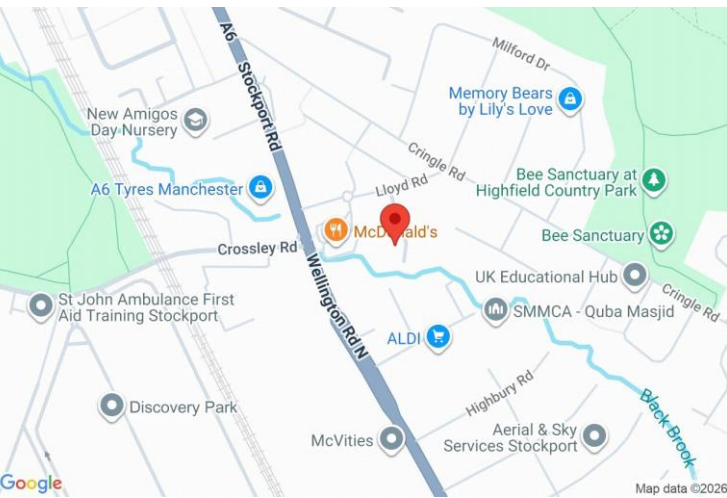
## Bathroom:

6'9" x 5'5" (2.06m x 1.65m):

Laminate flooring, ceiling light point, aqua board walls, chrome heated towel rail, low level wc, pedestal hand wash basin and P-shaped bath with wall mounted shower and glass shower screen.

## Externally:

Set with well maintained communal ground the property benefits from one allocated parking space.





**COUNCIL TAX BAND**

Tax band C

**TENURE**

Leasehold 975 years 11 months

**LOCAL AUTHORITY**

Manchester City Council

Awaiting EPC

**OFFICE**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements