



**Georgia Avenue  
Manchester  
M20 1LY**

**Offers In Excess Of £200,000**

**bettermove**

# Georgia Avenue Manchester

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

The property benefits from double glazing, electric heating throughout and has off street parking available.

The council tax band is C.

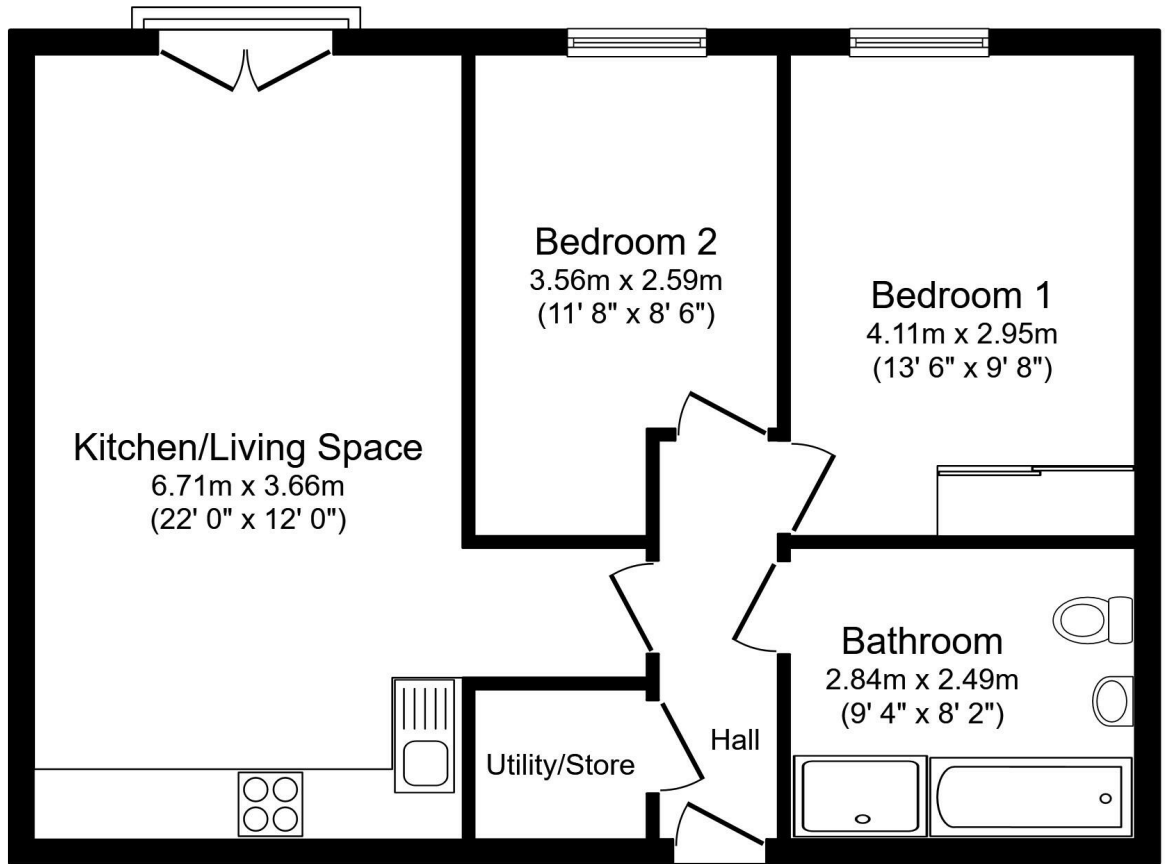
This is a leasehold property with 250 years on the lease from 2003; the ground rent is £200pa and the service charge is £1,141 half yearly.

The interior of this property comprises a spacious living room, fitted kitchen, 2 bedrooms and the family bathroom.

Located in the West Didsbury area of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A5103, M60 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.






## Floor Plan

Total floor area 63.0 sq.m. (678 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>70</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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