

U MAIR
ESTATES
A HOUSEHOLD NAME



BEECH HOUSE

LAURISTON CLOSE, MANCHESTER, M22 4TZ

Secure gated development • Allocated parking • No onward chain

2

BEDROOMS

1

BATHROOM

1

EN-SUITE

67

SQ M APPROX.

PRICE

£180,000

GROUND FLOOR

THE PROPERTY

A well-presented two-bedroom ground-floor apartment in a secure gated development.



KEY FEATURES

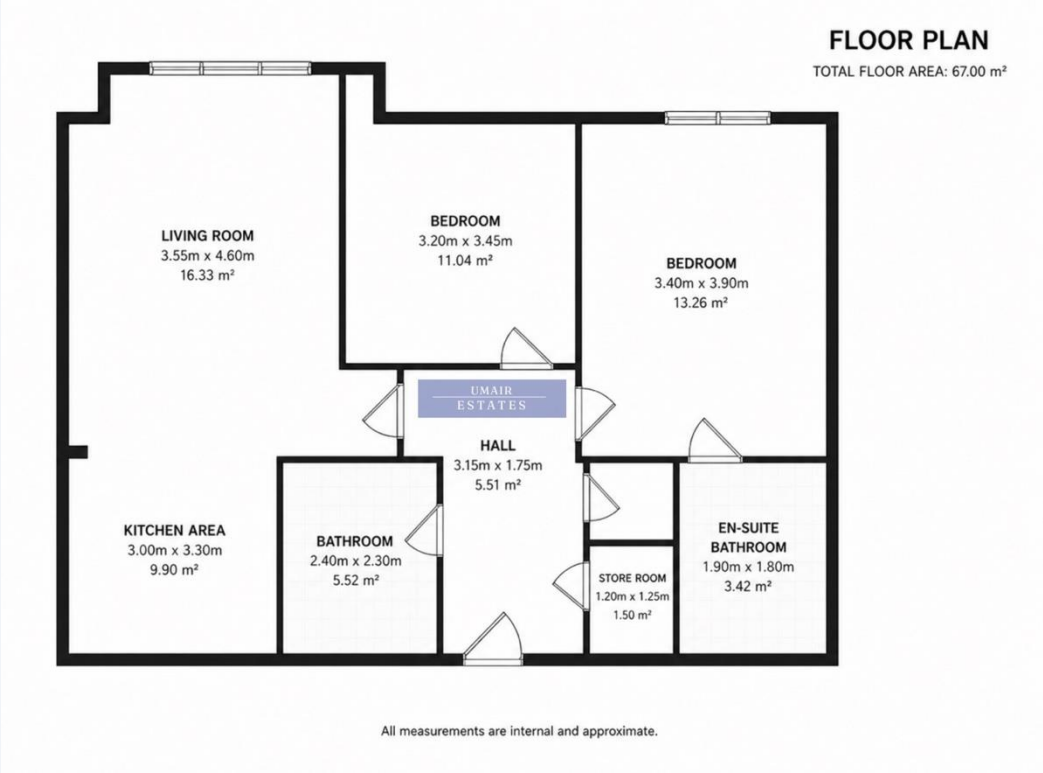
- Modern fitted kitchen
- En-suite to main bedroom
- Allocated residents' parking
- Secure gated development
- Communal grounds

IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Popular Manchester location with convenient access towards Manchester Airport, Gatley and motorway networks.

FLOOR PLAN & PROPERTY DETAILS

FLOOR PLAN



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: C (74)

PROPERTY DETAILS

TENURE

Leasehold

LEASE REMAINING

Approx. 134 years

GROUND RENT

£170 / year

SERVICE CHARGE

£1,200 / year

COUNCIL TAX

Band B

BEDROOMS

2

BATHROOM

1

EN-SUITE

1

FLOOR AREA

Approx. 67 sq m