



HENRY  **WILTSHIRE**

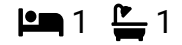
www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

20 Southern Street, Manchester M3

Guide Price £145,000



An IDEAL FIRST TIME buy or INVESTMENT!! Offered with VACANT POSSESSION and NO CHAIN - this purpose built apartment on the edge of Castlefield offers superb living accommodation throughout with the benefit of being located within minutes of Deansgate and the City's shops, bars and restaurants for which it's known for.

Superb transport links are nearby with the Metrolink and Deansgate Train Station being a short walk and the Bee Network's FREE bus runs closeby too.

A must view for any buyer! - With a rental potential of £900 PCM.

In brief comprising of secure communal entrance, lift to all floors, private entrance, open plan living area and fitted kitchen, double bedroom, bathroom with shower over the bath and storage cupboard.



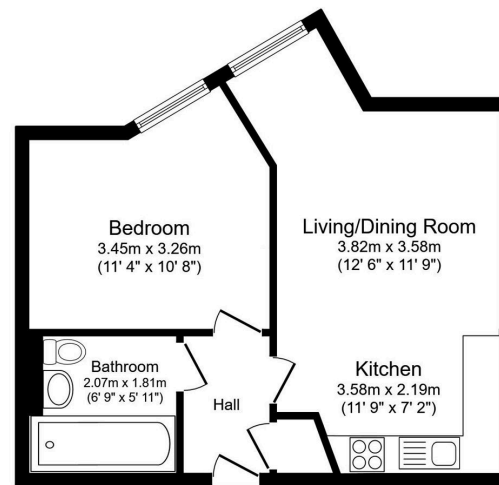
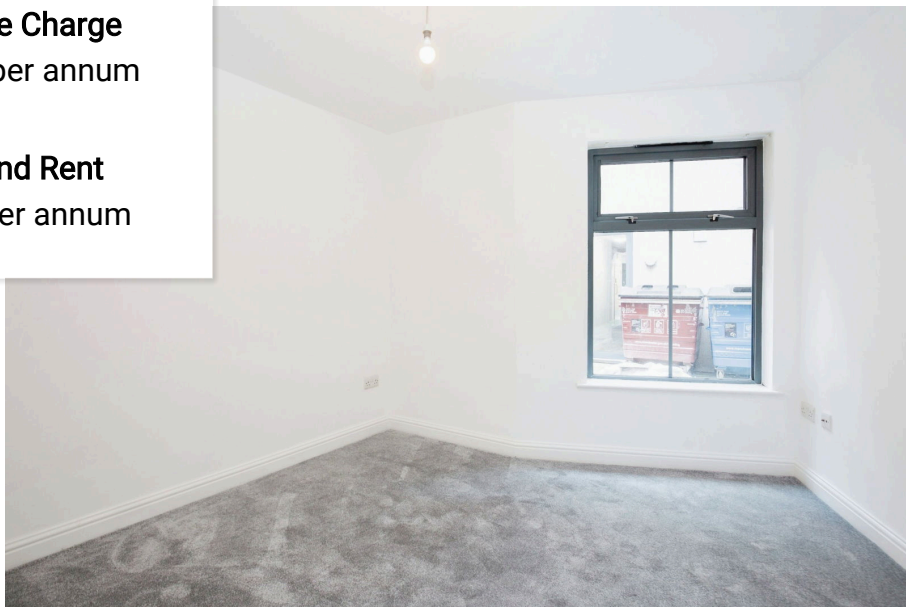


Floor Area
481 sq. ft.

Tenure
Leasehold

Service Charge
£2256 per annum

Ground Rent
£250 per annum



Total floor area 44.7 m² (481 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

