

## 2 bed apartment to buy in M4

Every Street, Manchester, Greater Manchester, M4 7LT

**£223,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Eighth Floor Position
- ✓ Tenanted Until December 2025
- ✓ Two Spacious Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Located on the eighth floor of a modern purpose built development close to Ancoats Urban Village, Northern Quarter and Piccadilly, is this generously proportioned two bedroom apartment.

The property is currently tenanted until December 2025 and is within easy reach of transport links including Piccadilly train station and New Islington Tram stop.

The development offers a residents only gym and secure fob access throughout.

The spacious accommodation briefly comprises; entrance hall, open plan living room with access to a large full length balcony, modern fitted kitchen with integrated appliances, two double bedrooms and two shower suites.

EPC rating (C)

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 227

Annual Ground Rent Amount: £471.00

Annual Service Charge Amount: £2,906.00

Price: Starting Bid £223,000

Property Type: Apartment

Parking: Allocated

Year built: 2021

Construction materials: Insulated concrete framework

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</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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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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