



Arundel Street, Manchester, M15

£230,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 2

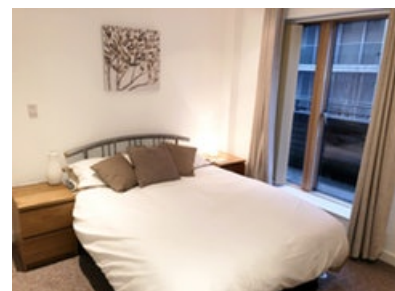
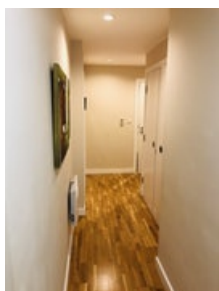
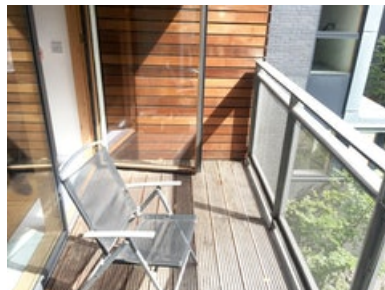
We are offering for sale this superb two bedroom apartment including allocated parking in the popular Castlefield area of Manchester City Centre. You will find a host of local amenities on your doorstep, and there is excellent transport links too - both in and around Manchester.

Key features:

- Popular Castlefield Area
- Two Bedroom City Centre Apartment
- Ensuite to Master
- Secure Access
- Allocated Parking
- Lift Access to all Floors
- Two Double Bedrooms
- Balcony areas
- No onward chain

Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band D (£1646.02 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 109 years remaining
- **Ground Rent:** £355.97 per-annum
- **Maintenance:** £165.00 per-month
- **Maintenance Company:** Scanlans



We are offering for sale this superb two bedroom apartment including allocated parking within the popular Castlefield area of Manchester City Centre. You'll find a host of local amenities on your doorstep, and there's excellent transport links too - both in and around Manchester City Centre and beyond.

The accommodation has been carefully maintained and beautifully decorated to a very good standard throughout. Situated on the second floor within a secure and gated, purpose built development. Briefly, the property comprises of;

Spacious living area featuring wood flooring, LED spotlighting and wall mounted electric radiators. The open plan living space is incredibly sociable by design, and is home to the kitchen and lounge area with a large sliding door opening directly to the enclosed main balcony.

The kitchen is open plan to the living area and features a combination of low level and eye level fitted cabinets and integrated appliances. The washing machine is conveniently housed within a separate utility store.

The master bedroom boasts an ensuite bathroom and second private balcony. Bedroom two offers another double bedroom, uPVC double glazed window to the front elevation, LED spotlighting and wall mounted electric radiators.

The family bathroom is fully tiled with modern white three piece suite.

The new occupant will have Manchester's famous shopping district and fantastic selection of restaurants, bars and coffee shops within easy reach. This accommodation would suit a professional who would enjoy the 'Manchester City Centre lifestyle at its finest with stylish, well appointed living quarters. The property would equally make an impressive acquisition for a buy to let investor.

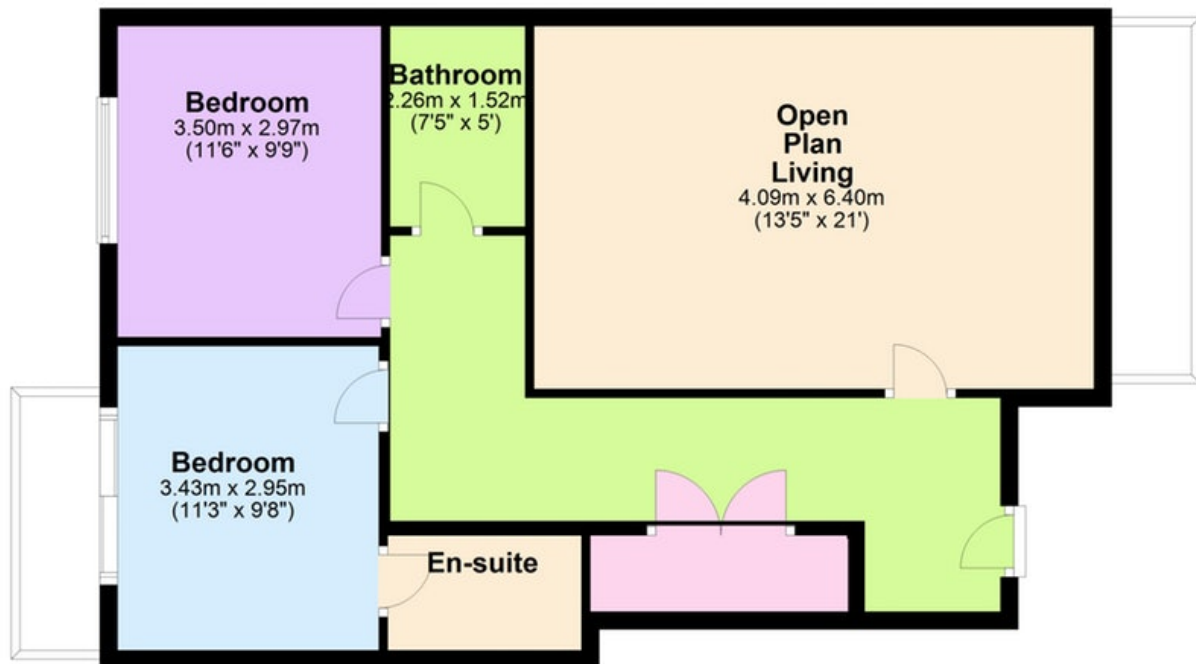
Viewing strictly by appointment only

Available with NO ONWARD CHAIN

LEASEHOLD

Floor plan:

Second Floor



Energy Performance Certificate:

Energy Performance Certificate

Apartment 206, 12, Arundel Street, MANCHESTER, M15 4JP

Dwelling type: Mid-floor flat	Reference number: 8251-6326-5500-2943-7992
Date of assessment: 17 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 June 2019	Total floor area: 61 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:	£ 1,722
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	Not applicable
Heating	£ 348 over 3 years	£ 348 over 3 years	
Hot Water	£ 1,170 over 3 years	£ 1,170 over 3 years	
Totals	£ 1,722	£ 1,722	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	74	74

The graph shows the current energy efficiency of your home.

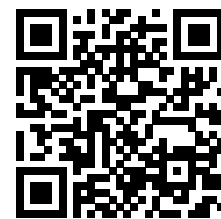
The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

MISREPRESENTATION ACT, 1967.

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