



## High Street, Manchester, M4

**£160,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 1

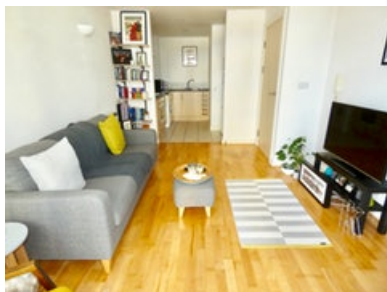
GUIDE PRICE £160,000 - £170,000. No investors as property is not able to be let out. The property is situated on High Street in the heart of Manchester's famous Northern Quarter. There are a range of amenities available locally including excellent shopping, fantastic b

## Key features:

- Located in the Heart of Manchester's Northern Quarter
- Close to Metrolink
- Double Bedroom
- Juliette Balcony
- Lift Access to all Floors
- Excellent Transport Links
- Fifth Floor Apartment
- No Onward Chain

## Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band B (£1280.22 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Street Parking
- **Lease info:** 235 years remaining  
**Ground Rent:** £10.00 per-annum  
**Maintenance:** £96.00 per-month  
**Maintenance Company:** Riverside



GUIDE PRICE £160,000 - £170,000.

No investors as property is not able to be let out.

The property is situated on High Street in the heart of Manchester's famous Northern Quarter. There are a range of amenities available locally including excellent shopping, fantastic bars and restaurants on your doorstep. There are excellent transport links too - Piccadilly and Victoria Stations are both within easy reach and offer links in and around Greater Manchester and direct links into London Euston.

Currently 'owner occupied' the accommodation has been carefully maintained and thoughtfully decorated to a very good standard throughout.

In brief, the property comprises of ;

Open plan living space boasting juliette balcony where you'll find living, dining and kitchen areas. The kitchen features a combination of low level and eye level fitted units with integrated appliances. The bright and well appointed double bedroom features a uPVC double glazed window and wall mounted electric heater. The bathroom is tiled and features a modern white three piece suite and heated towel rail.

The accommodation is located on the fifth floor with lift access to all levels.

This home would suit a professional who would enjoy of some of Manchester's favourite restaurants, bars and shopping on your doorstep!


Viewing is strictly by appointment only.


Available with NO ONWARD CHAIN.

Floor plan:



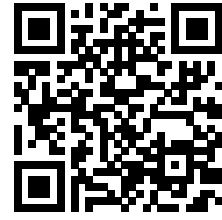
Energy Performance Certificate:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>		86	87
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 to 100) <b>A</b>			
(81 to 91) <b>B</b>		81	81
(69 to 80) <b>C</b>			
(55 to 68) <b>D</b>			
(39 to 54) <b>E</b>			
(21 to 38) <b>F</b>			
(1 to 20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC 	

## MISREPRESENTATION ACT, 1967.

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