



RESIDE
—
MANCHESTER



77 The Gallery

347 Moss Lane East, Manchester, M14 4LB

Asking Price £145,000



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A two bedroom apartment in The Gallery development close to Manchester City Centre. The apartment benefits from a spacious open plan kitchen/living area with one car parking space included.

The Gallery is located close to Whitworth Park, home to the Whitworth Art Gallery as well as being located along the bus routes for a short ride into the City Centre.

Currently tenanted until April 2025 at £880pcm. Viewings are highly recommended.

The Tour

Apartment 77 is located on the 4th floor (top floor) of The Gallery. The property benefits from a secure parking space. Entering into a spacious hallway with doors leading to the rest of the accommodation.

Living/Kitchen - open plan living/kitchen area, wooden floor throughout with a floor to ceiling windows that flood the room with natural light. The kitchen includes a free standing fridge/freezer, free standing washing machine and oven/hob.

Bedrooms - wooden floor throughout, TV points and a double glazed window.

Bathroom - Panelled bath with wall mounted mixer shower, low level WC and a wash hand basin. Partial tiled wall and vinyl flooring.





The Area

Situated on outskirts of Manchester City Center, this property is located a 5 minute walk from Oxford Road, where the universities can be found along with various independent shops, restaurants and bars. As well as being located a 12 minute walk to Hulme High Street Retail Park, where multiple retail stores can be found, such as Asda Superstore and the Market Hall. Whilst being a short walk away from the world famous Curry Mile!

Lease Information

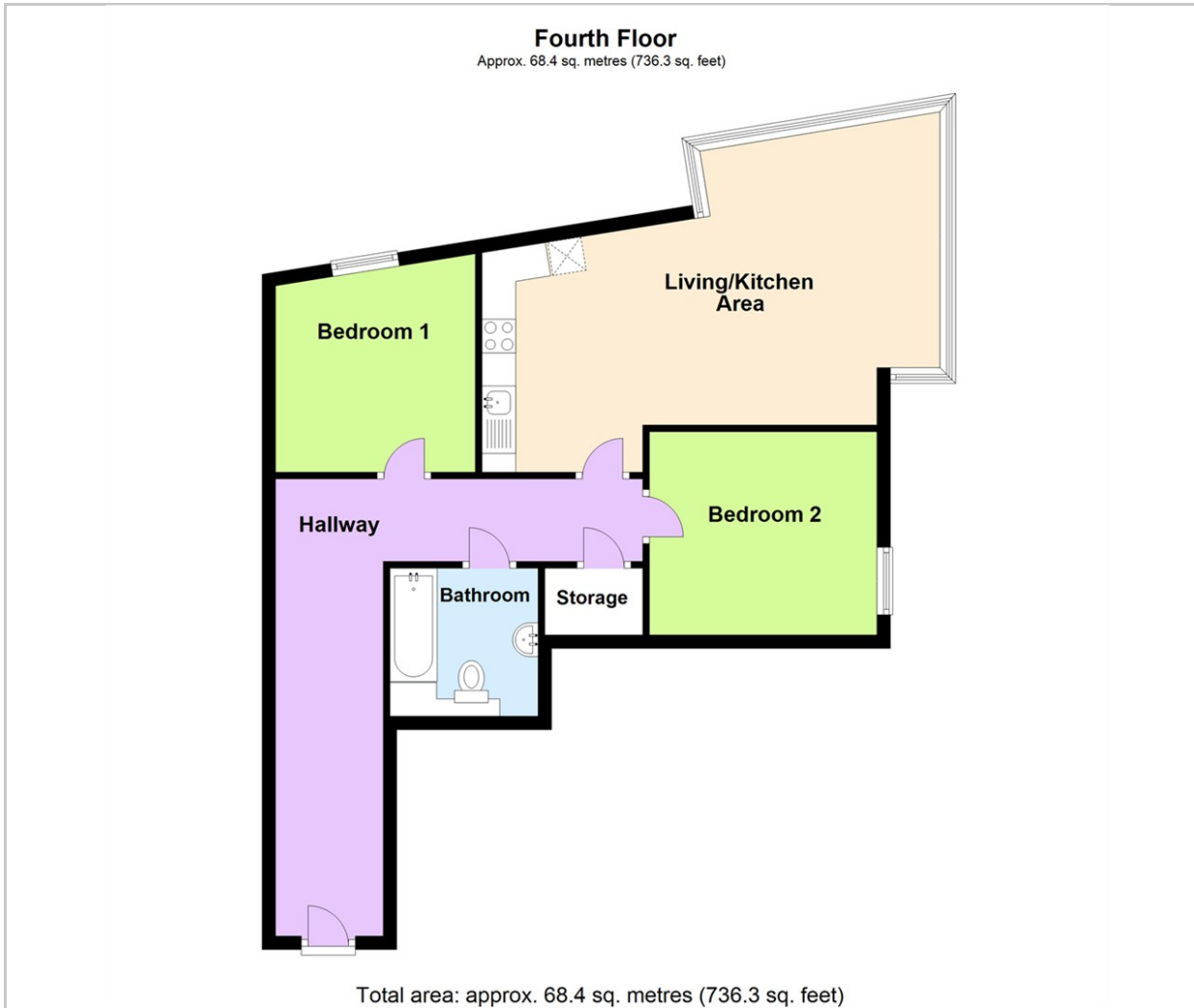
Length of lease - 125 years from January 2006

Service charge - £1,678.83 per annum

Ground rent - £200 per annum

- Two Double Bedrooms
- One Bathroom
- Parking Included
- Top Floor Apartment
- No Chain
- EPC Rating D
- Corner Unit
- Close to City Centre
- Investors - Tenanted Until April 2025 @ £880pcm
- Close To Manchester University & MRI Hospital

Floor Plan



Viewing

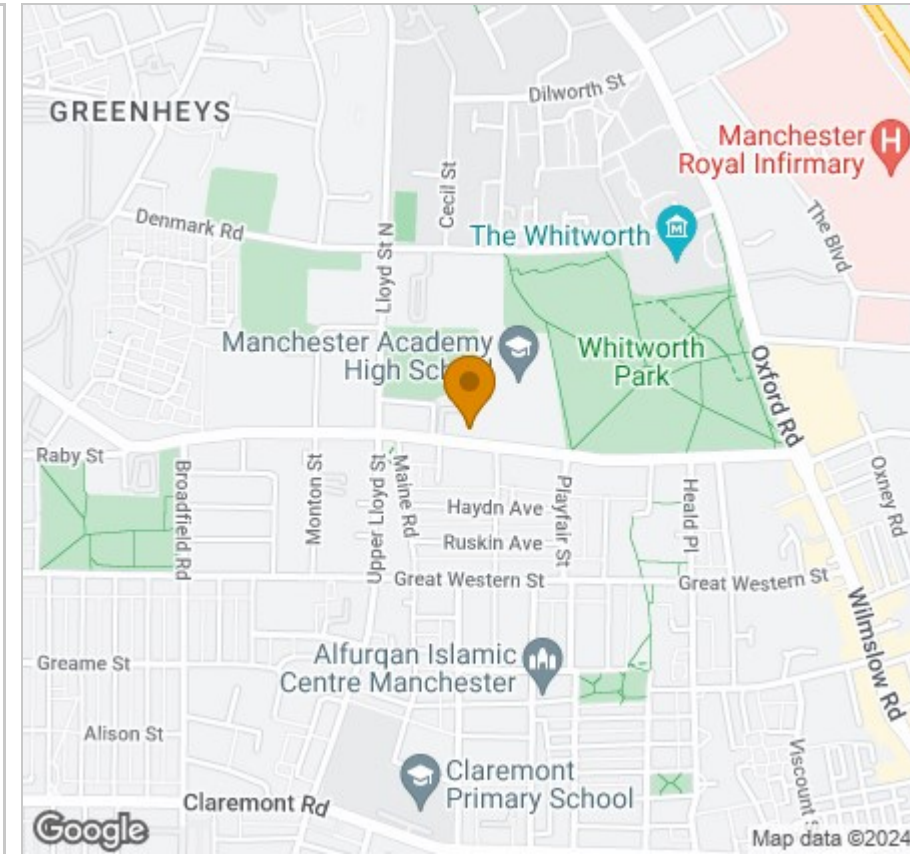
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com

Area Map



Energy Efficiency Graph

