

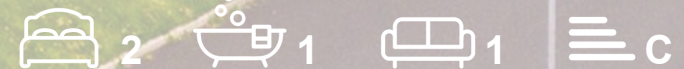


RESIDE  
BOLTON



66 The Gallery 347 Moss Lane East  
Moss Side, Manchester, M14 4LB

**Asking Price £140,000**



## 66 The Gallery 347 Moss Lane

Moss Side, Manchester, M14 4LB

Welcome to The Gallery on Moss Lane East in Manchester! This charming apartment boasts 2 double bedrooms, making it perfect for a small family or as an investment opportunity. With a spacious open plan lounge/kitchen/diner, a well-appointed bathroom, and a total of 573 sq ft of living space, this property offers comfort and convenience in equal measure.

One of the standout features of this apartment is the secure parking available for one vehicle. The communal garden to the rear provides a tranquil space to relax and unwind, adding a touch of greenery to your urban lifestyle.

To book a viewing contact our sales team on 0161 837 2840.

### The Tour

Apartment 66 is located on the 3rd 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, laminate wooden floor throughout the apartment. Windows to the rear overlooking the rear communal gardens.

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.





### 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

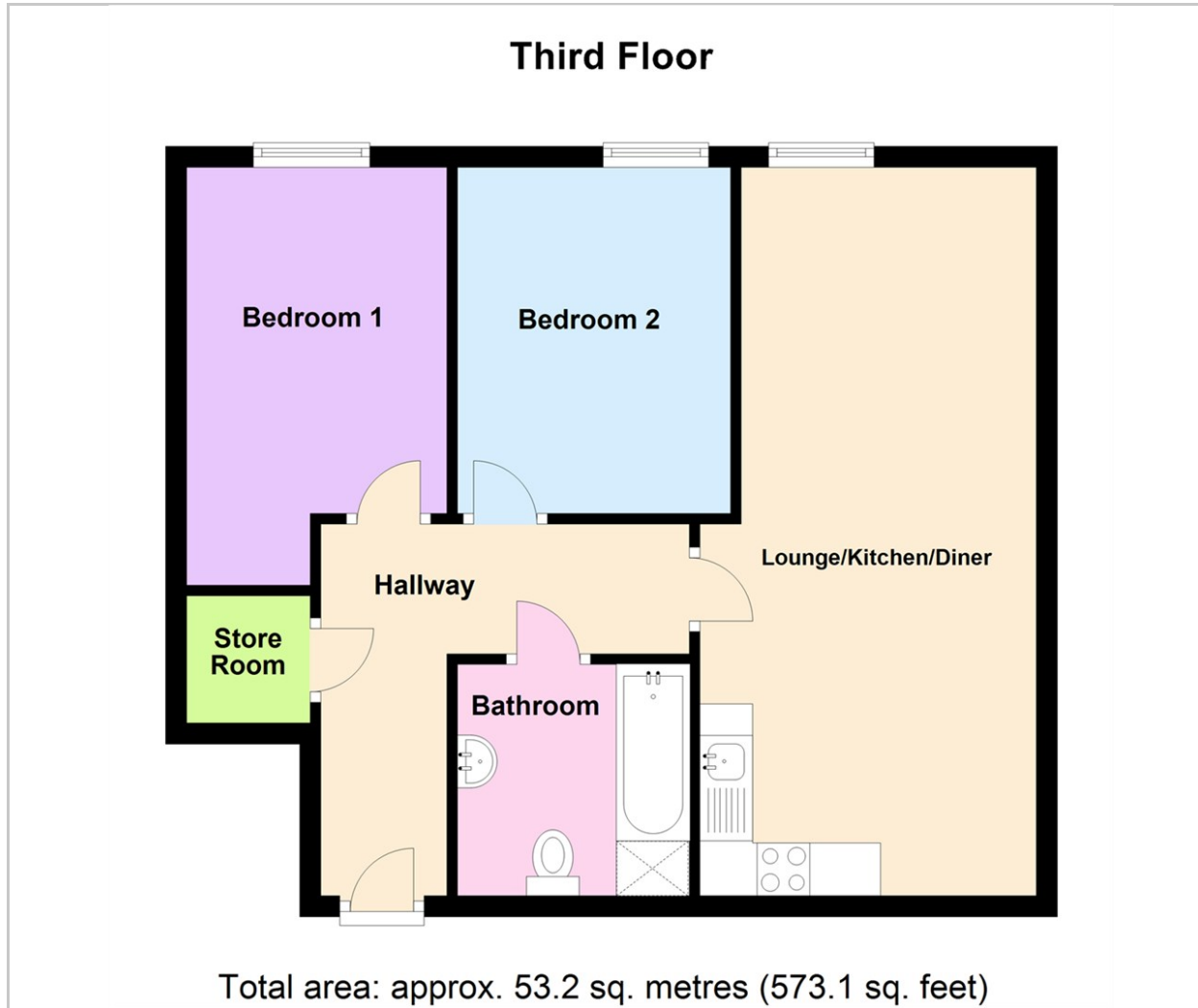
Length of lease - 125 years from January 2006

Service charge - £1,678.83 per annum

Ground rent - £200 per annum

- Two Double Bedrooms
- One Bathroom
- Parking Included
- Third Floor
- No Chain
- EPC Rating C
- Close to Manchester University & MRI Hospital
- Owner Occupiers & Investors Welcome

## Floor Plan



## Viewing

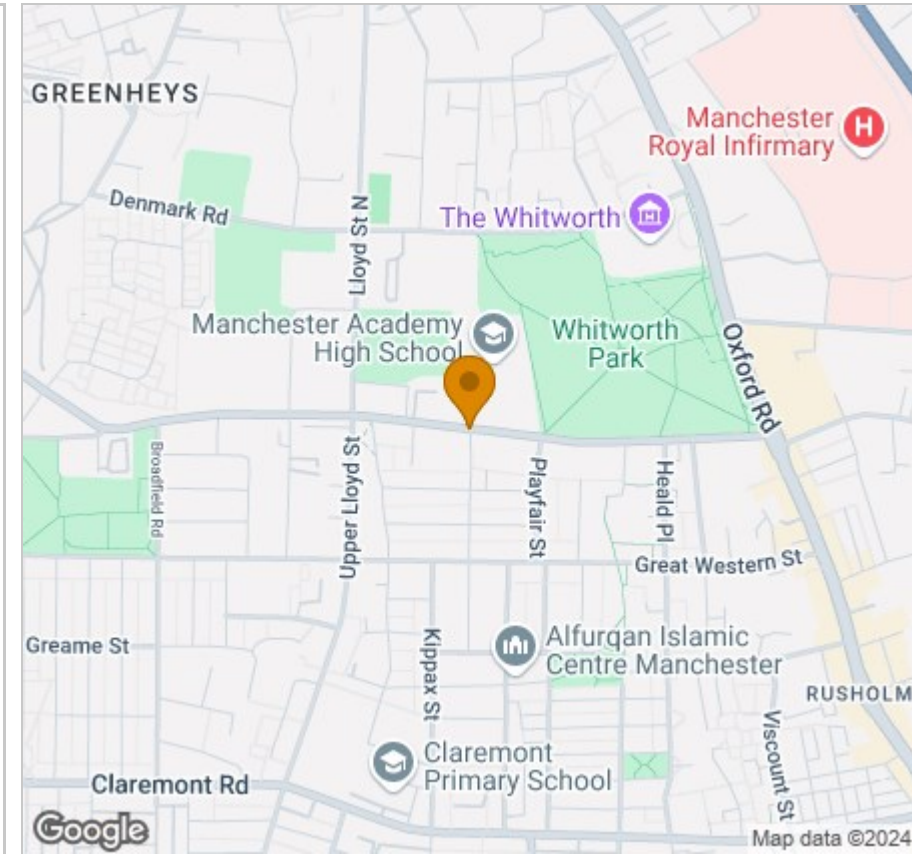
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

