



33 The Drum

Stillwater Drive | Sportcity | Manchester | M11 4TG

£139,950



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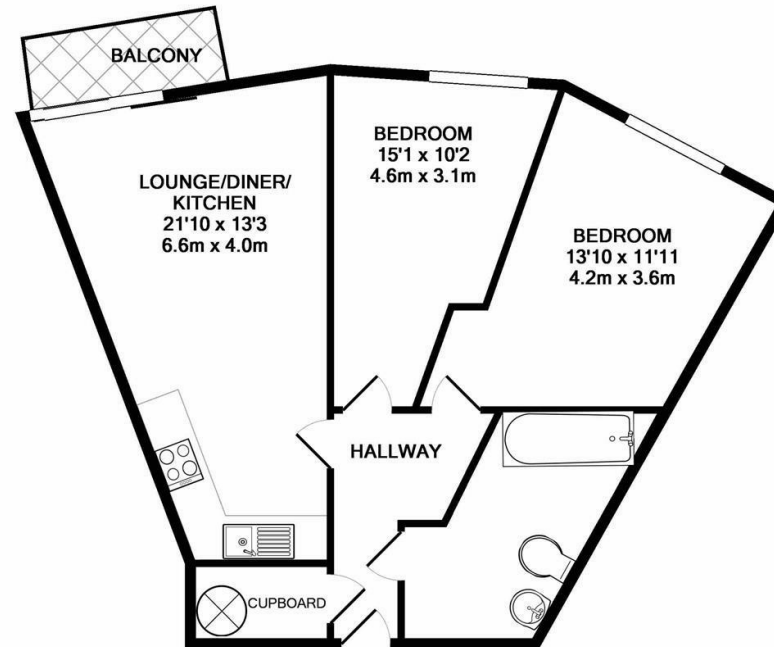
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2 BEDROOMS * 1 BATHROOM * APARTMENT * GATED PARKING * SUITED TO A CASH BUYER. The Good Estate Agency is delighted to introduce this excellent two bedroom, 4th floor apartment in the Sportcity, Manchester area. Located next to Manchester City's Etihad Stadium, less than 3 miles to Manchester City Centre with easy access by tram stations of Etihad Campus and Velopark, with trip times to Manchester Piccadilly taking only 8 minutes.

- TWO DOUBLE BEDROOMS
- 4TH FLOOR
- BALCONY
- PARKING & LIFT ACCESS
- METROLINK NEARBY
- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- RENTED UNTIL 8th JUNE 2026 WITH A BREAK CLAUSE
- SPORTCITY LOCATION



TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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

68 Quay Street
Manchester
M3 3EJ

0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk