



9 The Drum

Stillwater Drive | Manchester | M11 4TG

Asking Price £145,000



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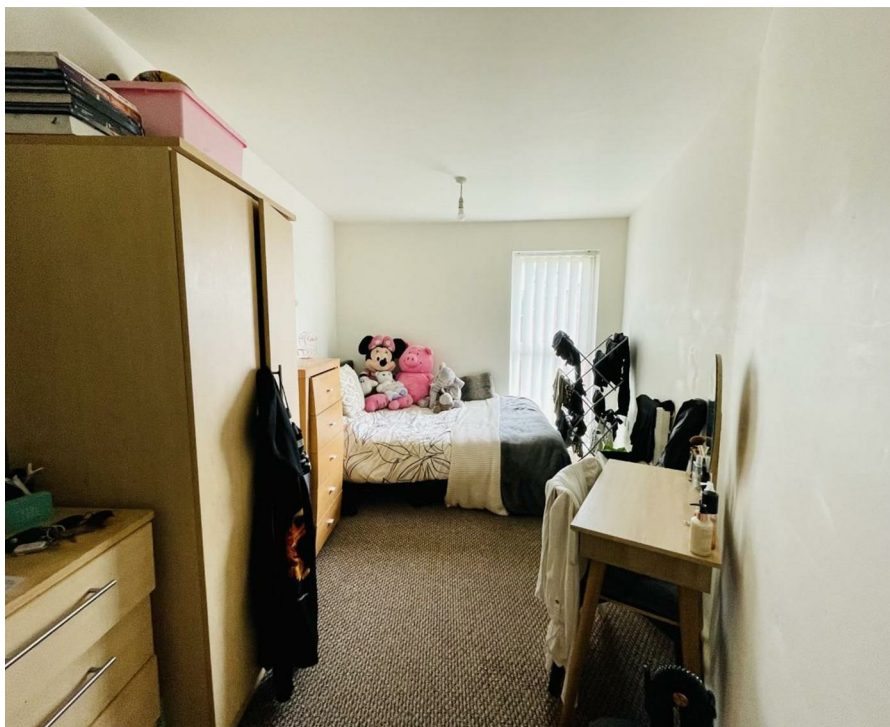
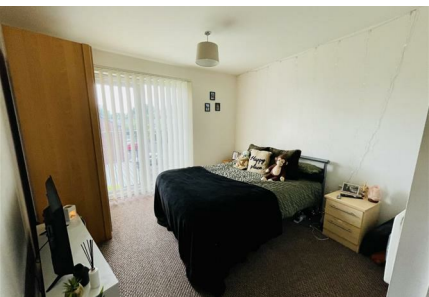
Asking Price £145,000

2 BEDROOMS * 2 BATHROOMS * ALLOCATED PARKING SPACE. This lovely apartment is located in the very popular area of Sportcity, Manchester, close to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, accessed by the Etihad Campus and Velopark tram stations with trip times to Manchester Piccadilly, taking only 8 minutes.

- TWO DOUBLE BEDROOMS
- FURNISHED
- OPEN PLAN LIVING & DINING ROOM
- INTERCOM
- 1ST FLOOR

- BATHROOM & EN SUITE
- ALLOCATED PARKING
- FITTED KITCHEN
- BALCONY
- SPORTCITY LOCATION





An excellent two bed, 1st floor apartment in the very popular area of Sportcity, Manchester. The property comprises of an entrance hall with a hall cupboard, an open plan living dining and fitted kitchen leading to an external balcony, two double bedrooms, a family bathroom with shower over bath and an en-suite to the master bedroom.

Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, accessed by the Etihad Campus and Velopark tram stations with trip times to Manchester Piccadilly taking only 8 minutes. The ring road is also easily accessed from this location, and there is a major supermarket on site offering great convenience.

The Drum development does not yet have its EWS1 certification. The developer has agreed, under The Pledge, to pay for the remedial work to the external cladding of the building. There may be certain banks who would be willing to lend on this property. In this regard you will need to shop around. Ideally, this sale would best suit a cash buyer.

Tenanted until 20th June 2026 at £995 per month, achieving a rental yield of 8.23%.

EPC: C. Certificate valid until 17 February 2029

Annual service charge: £1,680.54. Period: 01 September to 31 August

Service charge review period: Annually. September month

Annual ground rent: £TBC

Leasehold remaining: 250 Years from 2007

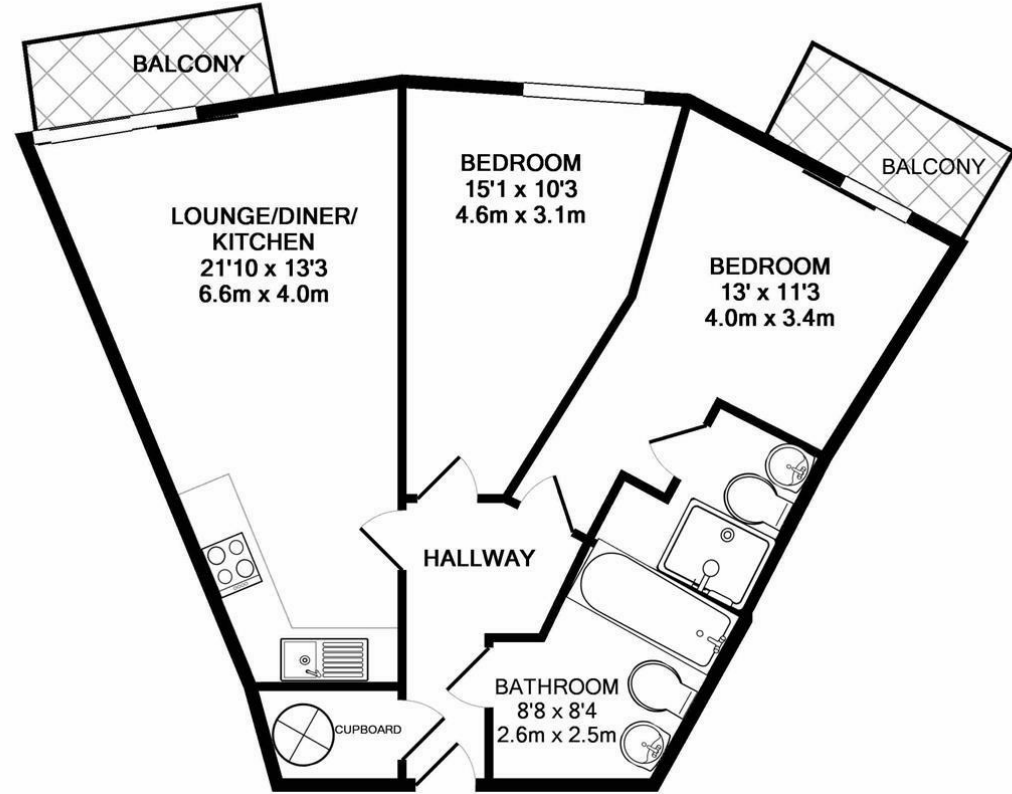
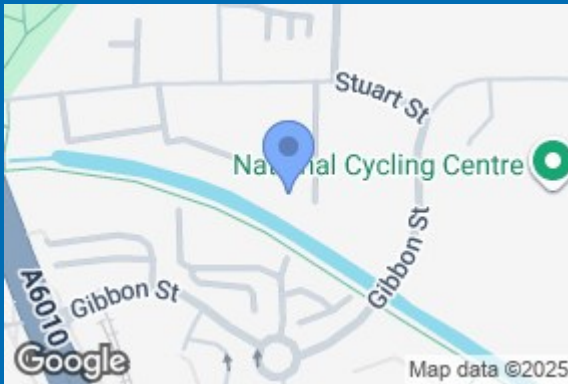
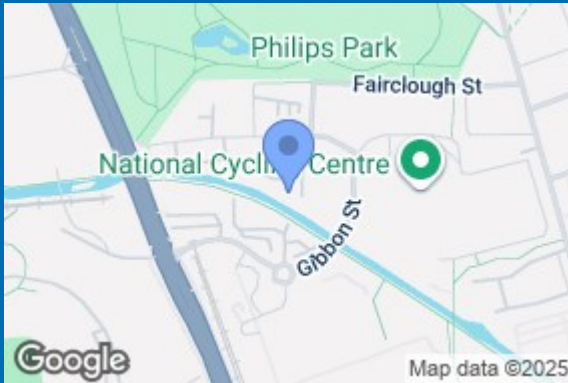
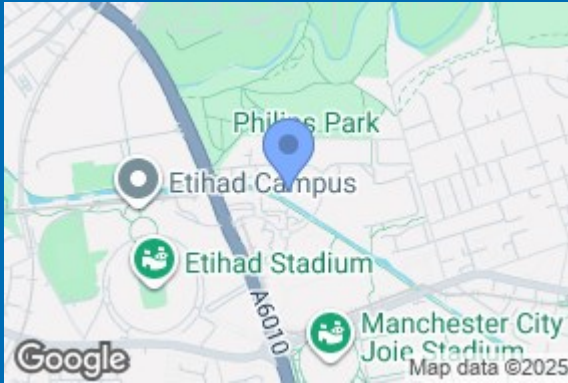
Local Authority: Manchester City Council

Council Tax Band: B

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 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	
(12 plus) A	
(81-91) B	84
(69-80) C	73
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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