



# 38 The Drum

Stillwater Drive | Sportcity | Manchester | M11 4TG

Asking Price £140,000



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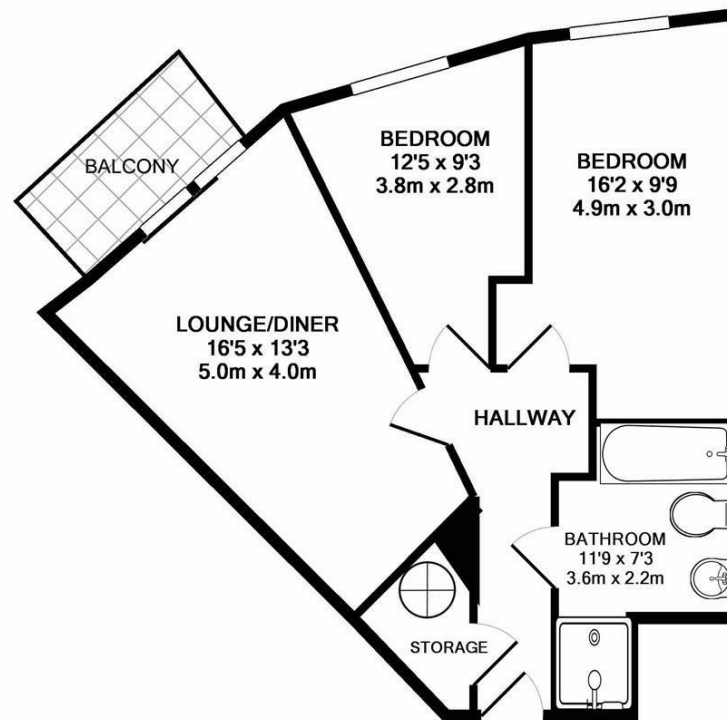
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2 BED APARTMENT WITH PARKING. An excellent two bed, 5th floor apartment in the very popular area of Sportcity, Manchester. The property comprises two double bedrooms, bathroom with separate bath and shower cubicle, hall, cupboard off hall with washing machine, open plan living and dining room through to fitted kitchen and balcony. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, accessed by the tram stations of Etihad Campus and Velopark 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. Currently let until January 2026 at £995pcm.

- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- 5TH FLOOR
- INTERCOM
- EXCELLENT TRANSPORT LINKS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- HOUSE BATHROOM WITH SEPARATE BATH & SHOWER CUBICLE
- BALCONY
- CURRENTLY LET UNTIL 17/7/24 FOR £850PCM, ACHIEVING A 7.3% RENTAL YIELD



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

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TOTAL APPROX. FLOOR AREA 522 SQ.FT. (48.5 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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