



- Modern Apartment
- Second Floor
- Two Double Bedrooms
- Lounge
- Kitchen
- Bathroom
- Communal Areas
- No Onward Chain

211 Moho Ellesmere Street  
Manchester, M15 4FY

£205,000

A two bedroom second floor apartment, located in this highly desirable development, close to the City Centre. The accommodation comprises of an entrance hall, lounge, kitchen, two double bedrooms, bathroom and two balconies. Externally there are well maintained communal areas and gardens. No onward chain. Service charge £149.60 PCM, Ground rent £345.66 per annum. Lease 106 years.

### Ground Floor

#### Communal Entrance

#### Private Entrance Hall

Lounge 13' 3" x 9' 7" (4.04m x 2.92m)



Kitchen 9' 9" x 8' 6" (2.97m x 2.59m)



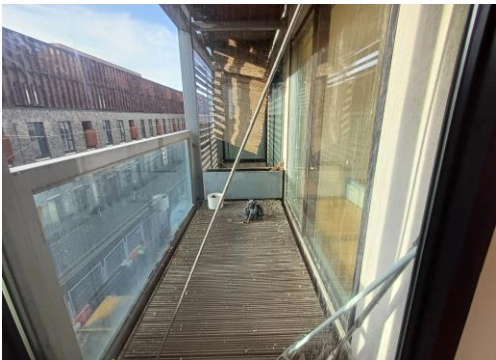
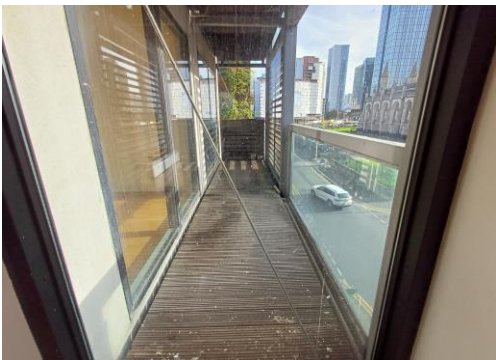
Bedroom One 11' 4" x 9' 8" (3.45m x 2.94m)

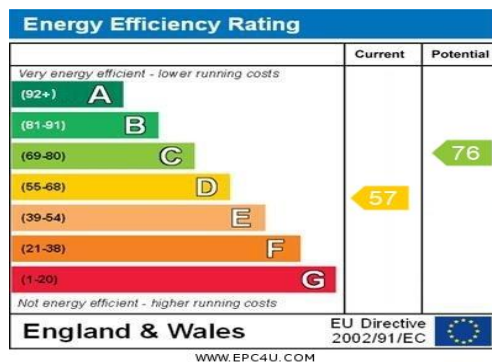
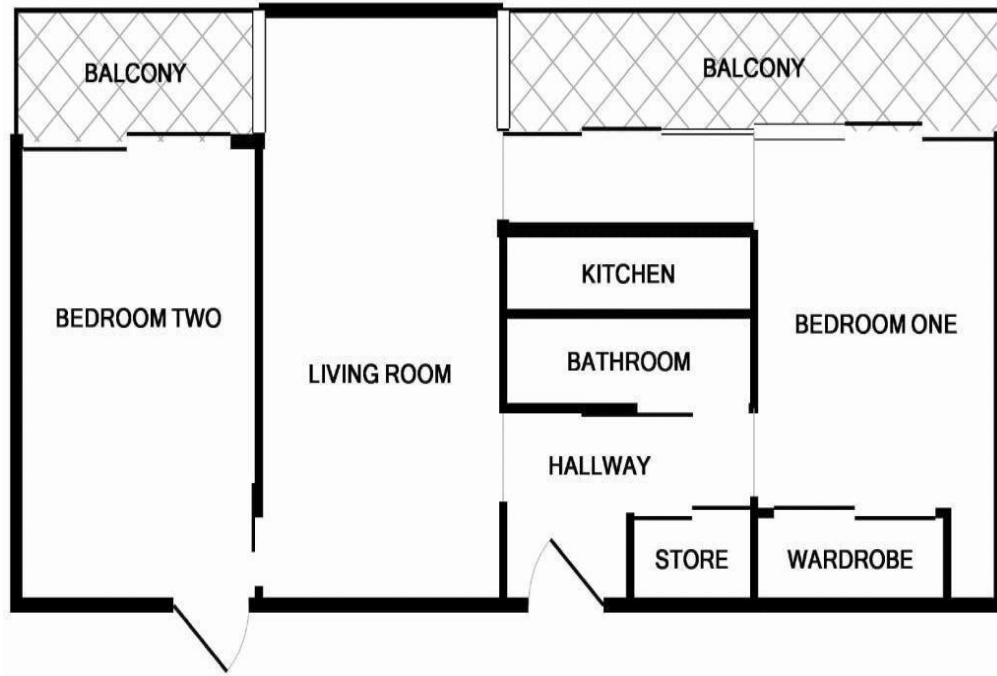
Bedroom Two 12' 3" x 9' 8" (3.73m x 2.94m)

Bathroom 9' 7" x 2' 7" (2.92m x 0.79m)

#### External







**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

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Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [move@plumlife.co.uk](mailto:move@plumlife.co.uk)

[www.plumlifemove.co.uk](http://www.plumlifemove.co.uk)