



- First Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Bathroom
- Balcony
- Secure Parking
- Canal Views
- Close To City Centre

Apartment 11 2a The Waterfront
Manchester, M11 4BX

£160,000

A well presented first floor apartment located within the Sport City complex, which is ideally located close to the Etihad Stadium and Co-op Live Arena. The accommodation comprises of a communal entrance, private entrance hallway, living area with fitted kitchen and access to a balcony area, two double bedrooms and a bathroom. Externally there is secure gated car parking and an aspect overlooking the Ashton Canal. New boiler fitted October 2025. Lease 120 years.

Ground Floor

Communal Entrance

Stairs and lift to all floors.

Entrance Hall 12' 8" x 4' 0" (3.86m x 1.22m)

Laminate flooring, radiator, double storage cupboard housing washing machine.

Open Plan Lounge/Kitchen 23' 6" x 13' 2" (7.16m x 4.01m)

Lounge Area

Laminate flooring, radiator, windows to rear, patio door leading to balcony.

Kitchen Area

Base and eye level units incorporating sink and drainer, electric hob with extractor over, oven, built in fridge freezer.

Bedroom One 11' 8" x 9' 1" (3.55m x 2.77m)

Double wardrobe, radiator, window to rear.



Bedroom Two 9' 5" x 9' 4" (2.87m x 2.84m)

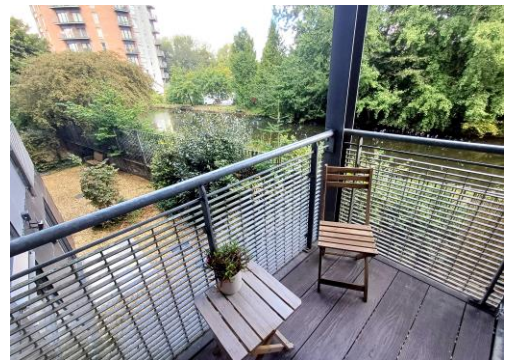
Radiator, window to rear.

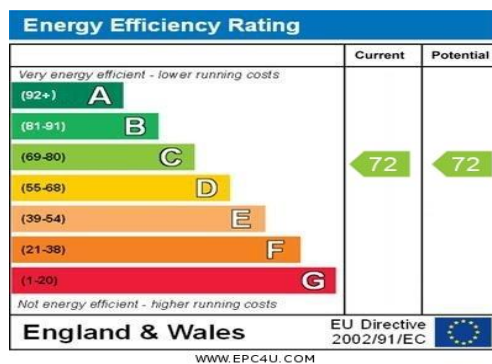
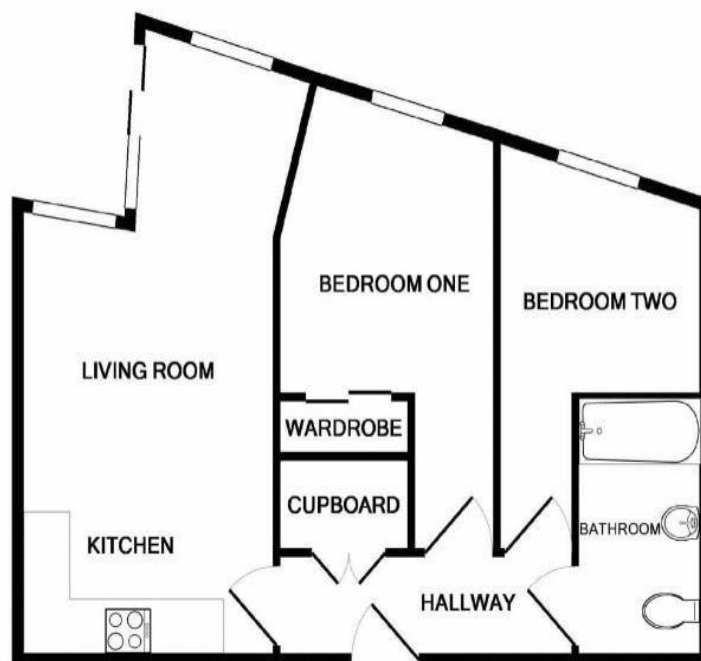
Bathroom 9' 8" x 5' 7" (2.94m x 1.70m)

Low level WC, wash basin, panelled bath with shower, towel radiator, part tiled walls.

External

Externally there is secure gated parking and balcony views over looking the Ashton Canal.





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. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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