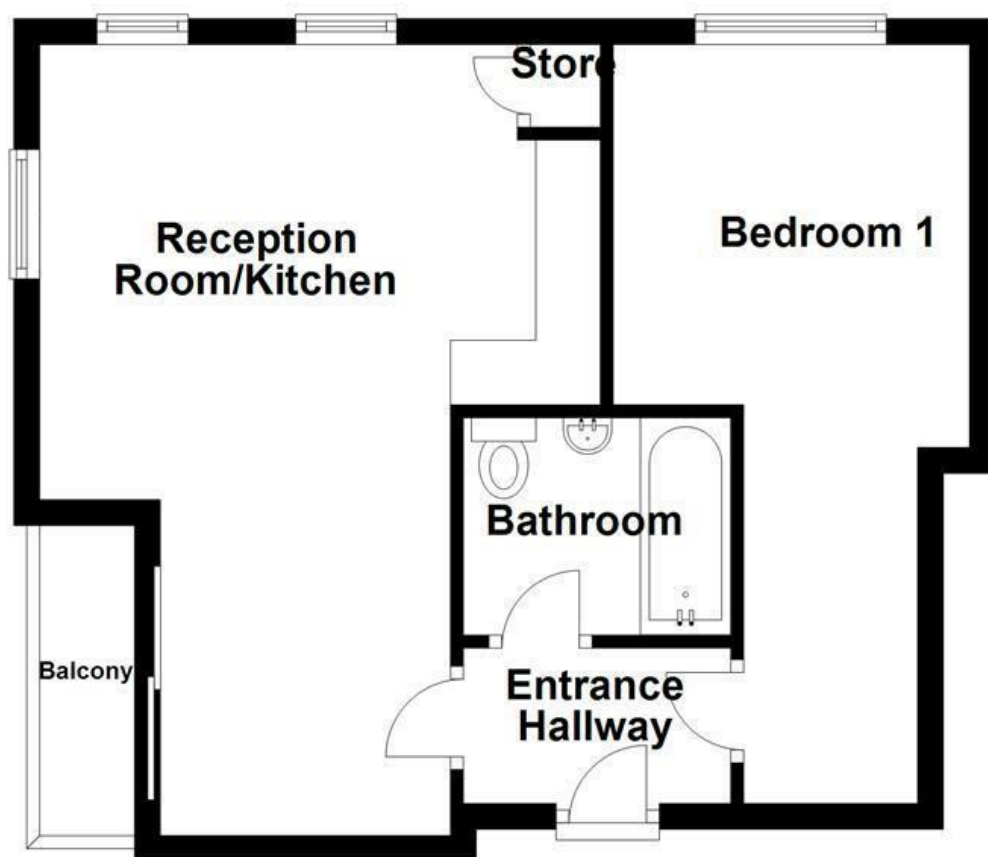
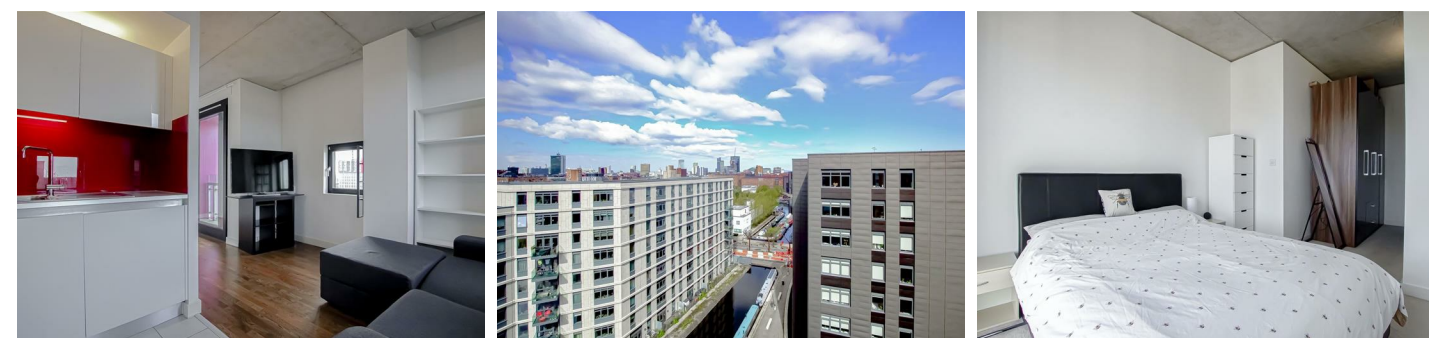


## Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



## 2, Lampwick Lane, Manchester, M4 6BX

### £950

AN OUTSTANDING APARTMENT WITH BREATHTAKING CITY CENTRE VIEWS

Situated within the most desirable location of Manchester within close proximity to all the city centre amenities, this outstanding, immaculately presented double bedroom apartment is being proudly welcomed to the market in the heart of Manchester. With a stunning open plan kitchen/living room space, double bedroom and modern fixtures and fittings, this enviable property is the perfect home for any single occupant or professional couple! The property has been updated and presented to the highest standard throughout with spacious rooms, fitted wardrobes and neutral decoration. Within walking distance to tramlines which are only one stop away from Piccadilly and Etihad stadium and offering beautiful city views, this property is not to be missed!

The property comprises briefly; a welcoming entrance hallway leads through to a spacious and contemporary fitted kitchen/reception room, double bedroom and a modern fitted bathroom. The kitchen boasts contemporary wall and base units and high quality integrated appliances. Underground car park with one allocated parking space included.

For further information or to arrange a viewing please contact our Manchester Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 2, Lampwick Lane, Manchester, M4 6BX

£950



- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- 1 Car parking space allocated in the underground car park
- One Double Bedroom Apartment
- Three Piece Bathroom Suite
- Fitted Kitchen
- Envious Views Of The City Centre
- Easy Access To Major Commuter Routes
- Close Proximity To Amenities

## Ground Floor

### Entrance

Via a welcoming entrance hallway.

### Reception Room/Kitchen

20'2 x 14'1 (6.15m x 4.29m)

Three hard wood double glazed windows, central heating radiator, television point, range of white wall and base units, laminate surface, glass splash back, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring Smeg electric hob, extractor hood, integrated fridge and freezer, plumbed for washing machine, integrated pantry cupboard, under unit lighting, smoke alarm, extractor fan, wood effect floor, part tiled floor and hard wood double glazed sliding door to balcony.

### Bedroom One

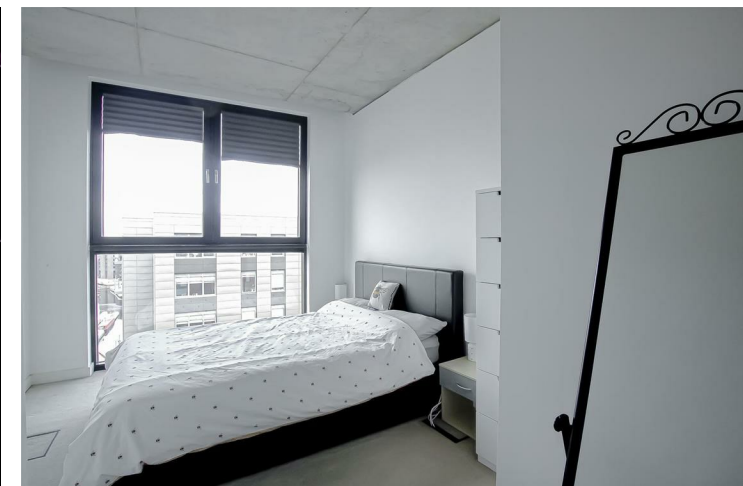
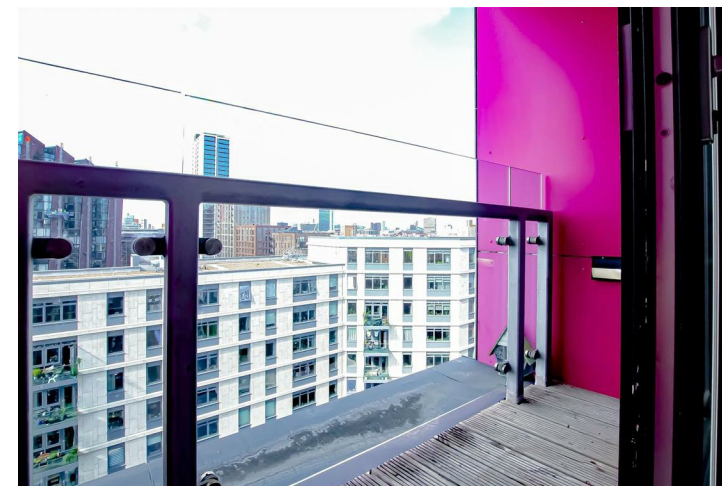
19'2 x 9'1 (5.84m x 2.77m)

Hard wood double glazed window, central heating radiator, television point and circulation vent.

### Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Heated towel rail, three piece suite, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with direct feed shower, extractor fan, tiled elevation and tiled floor.



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