

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



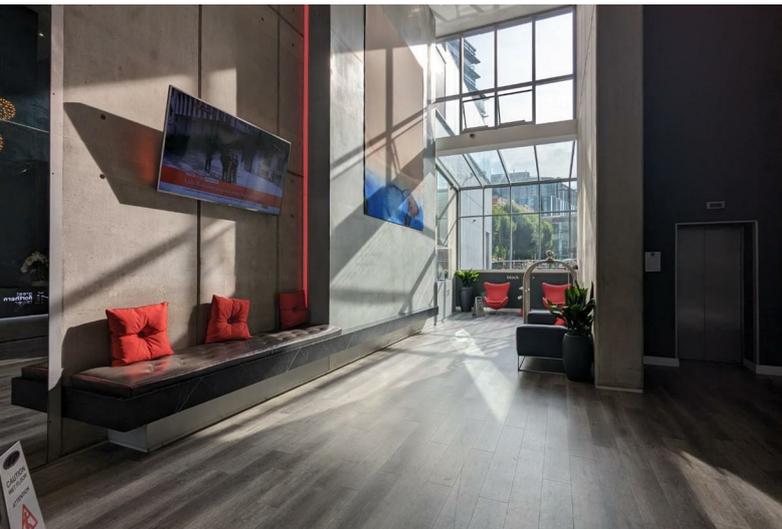
## Great Northern Tower, 1 Watson

Manchester, M3 4EF

Offers Over £200,000



Council Tax: D



# C5 - 4 Great Northern Tower, 1 Watson Street

Manchester, M3 4EF

Offers Over £200,000



## Material Information - Manchester

Tenure Type; Leasehold

Leasehold Years remaining on lease; 150 years from 2003

Leasehold Annual Service Charge Amount £2,300

Leasehold Annual Ground Rent Amount £275

Council Tax Banding; D (Manchester)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



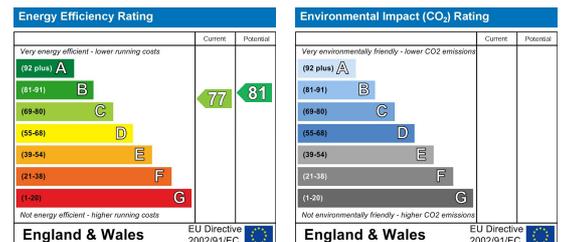
Total floor area 58.5 sq.m. (629 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Manchester Office on 0161 830 5800 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.