



HUNTERS[®]

HERE TO GET *you* THERE



Martlesham Walk, Manchester

£200,000



This outstanding ground-floor one-bedroom apartment, situated within a gated community, has been well maintained throughout.

Upon entering, you'll find a bright and welcoming living area that opens to the garden through French doors. The property features a separate, fully-fitted kitchen with modern appliances, a comfortable double bedroom, and a bathroom. A key highlight is the private garden, offering a perfect space to relax.

With the added advantages of allocated parking, low service charges, and ground rent, this property is a rare find. Don't miss out—call now to arrange a viewing!

The apartment is located in Manchester's Northern Quarter, a vibrant area between Piccadilly and Ancoats known for its bohemian lifestyle, featuring an array of independent shops, bars, restaurants, and outdoor dining experiences.

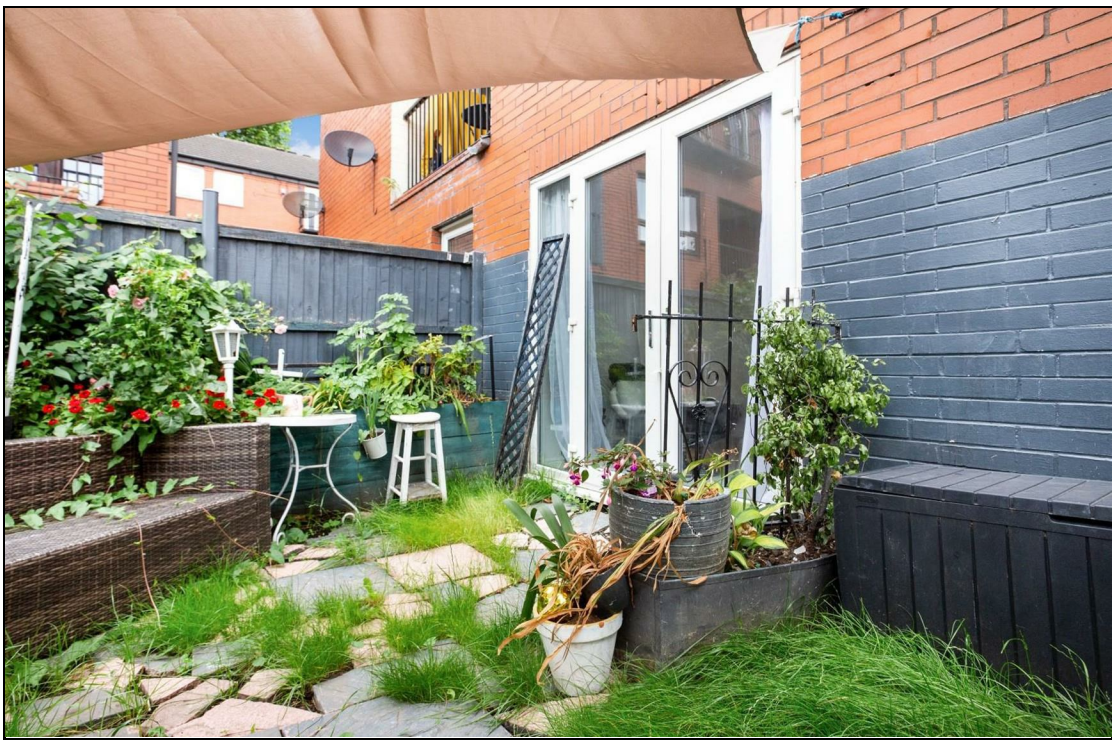


KEY FEATURES

- OFF STREET PARKING
- SECURE GATED COMMUNITY
 - ONE BEDROOM
- SOUGHT AFTER LOCATION
 - GROUND FLOOR
 - SOUTH FACING GARDEN
- NORTHERN QUARTER LOCATION



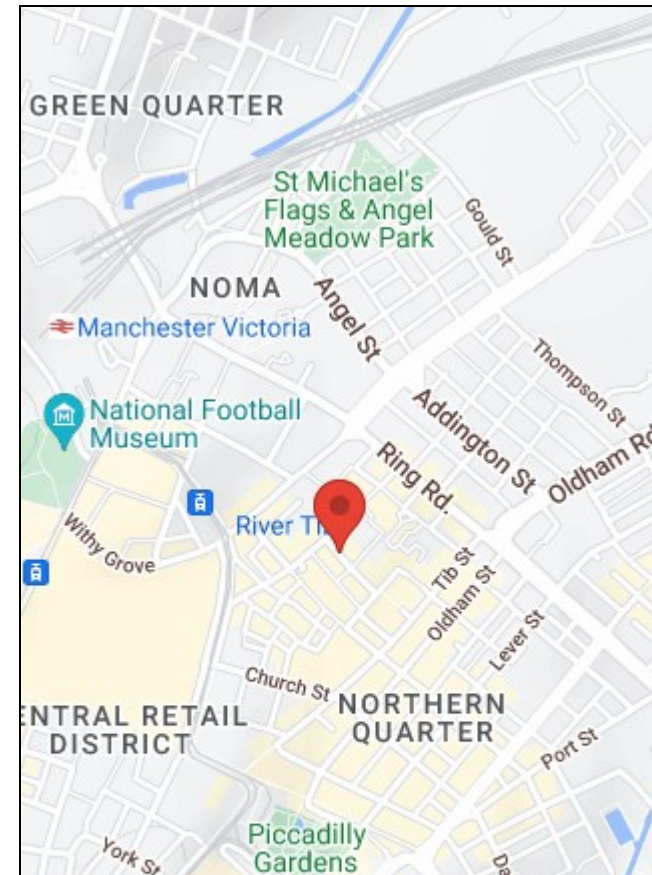






Total floor area 33.6 m² (361 sq.ft.) approx

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). Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	76
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

1 Deansgate, Manchester, M3 1AZ | 0161 830 5800
manchester@hunters.com | www.hunters.com



A wholly owned part of Hunters Property Group Limited | Registered Address 2 St Stephens Court, St Stephens Road, Bournemouth, Dorset, BH2 6LA | Registered Number: 03947557 England and Wales | VAT No: 180 8978 59

Your privacy is important to us, which is why we will never sell the personal data you provide to us to any third parties.