



**HENRY**  **WILTSHIRE**

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

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH



## Oxygen, 50 Store Street, Manchester, M1 2FS

£330,000

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Oxygen, by Alliance City Living is ideally located close to Manchester City centre, Piccadilly Station & Gardens plus the ever more popular area's of Ancoats & Northern Quarter. Access to the wider Northwest is simple via excellent road links, tram and train services.

The development is 32 storeys high and offers luxury amenities such as a 25m pool, gym, spa, spin studio and cinema room plus residents lounge and 24 hour concierge.

Located on the 7th floor this property comprises of : Communal entrance through secure fobbed entry, front reception, lifts to all floors, private entrance hallway, open plan living area and kitchen with integrated appliances, two double bedrooms with the main being an en-suite shower room plus further bathroom.

Offered with NO CHAIN



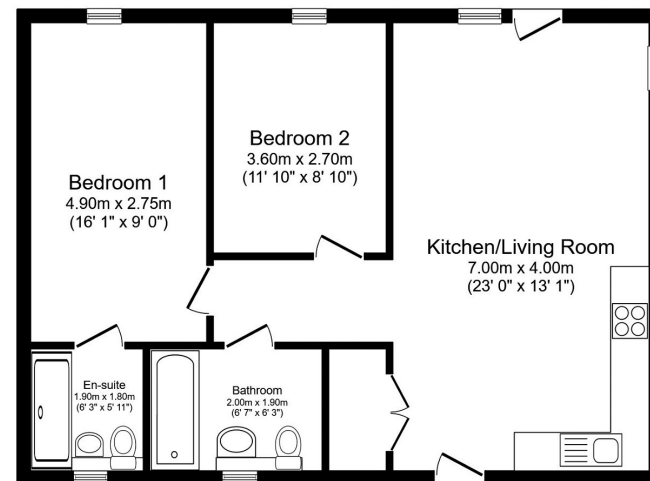
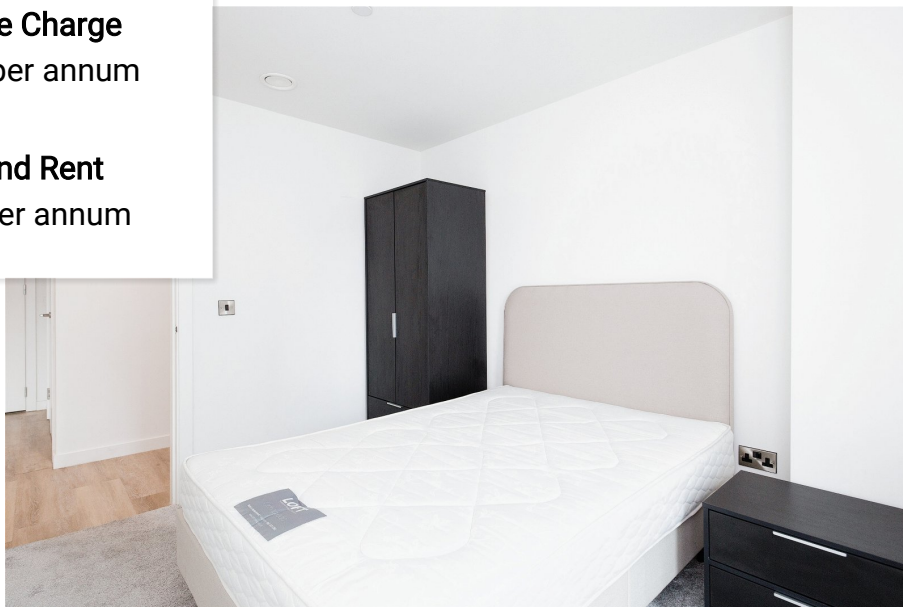


**Floor Area**  
727 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£3862 per annum

**Ground Rent**  
£350 per annum



Total floor area 67.5 sq.m. (727 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).  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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