



**HENRY**  **WILTSHIRE**

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

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

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141 Chester Road, Manchester, M15 4ZG

Guide Price £425,000

2 2



Elizabeth Tower, one of Manchester's most sought after developments offers co working spaces, on site building concierge, a residents lounge, swimming pool, gymnasium and roof garden and being minutes from the City it has to be viewed to be fully appreciated.

Located on the 13th floor this stunning apartment comprises of : Private entrance hallway with two storage cupboards, open plan dual aspect corner living area with fully fitted kitchen and integrated appliances such as dishwasher, fridge freezer, oven, hob and extractor plus wine cooler, two double bedrooms with the main being en suite plus a further luxuriously appointed main bathroom.



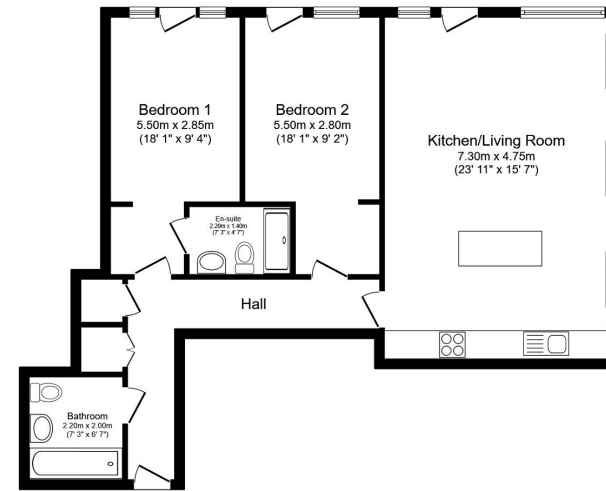


Floor Area  
sq. ft.

Tenure  
None

Service Charge  
£2838 per annum

Ground Rent  
£326 per annum



Total floor area 86.1 sq.m. (927 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 Henry Wiltshire. Powered by www.focalagent.com

### 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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