





## Hill Quays, 8 Commercial Street M15 4QY

Guide Price £240,000

2 2



Hill Quays is ideally located in the Southern Gateway area of Manchester City Centre and offers a range one one and two bedroom apartments set within a quiet residential location along the bank of the River Medlock. Perfectly situated for easy access in and out of the city along with the Universities - it's being sold CHAIN FREE.

This superb 5th floor apartment comprises of : Communal entrance with stairs and lift to all floors which are set around a Winter Garden, private entrance hallway with two storage cupboards, open plan living area with balcony, fully fitted kitchen with integrated appliances comprising of electric oven, hob, extractor, dishwasher, washing machine and fridge freezer, main double bedroom with en suite shower room, further double bedroom plus family bathroom with shower over the bath.



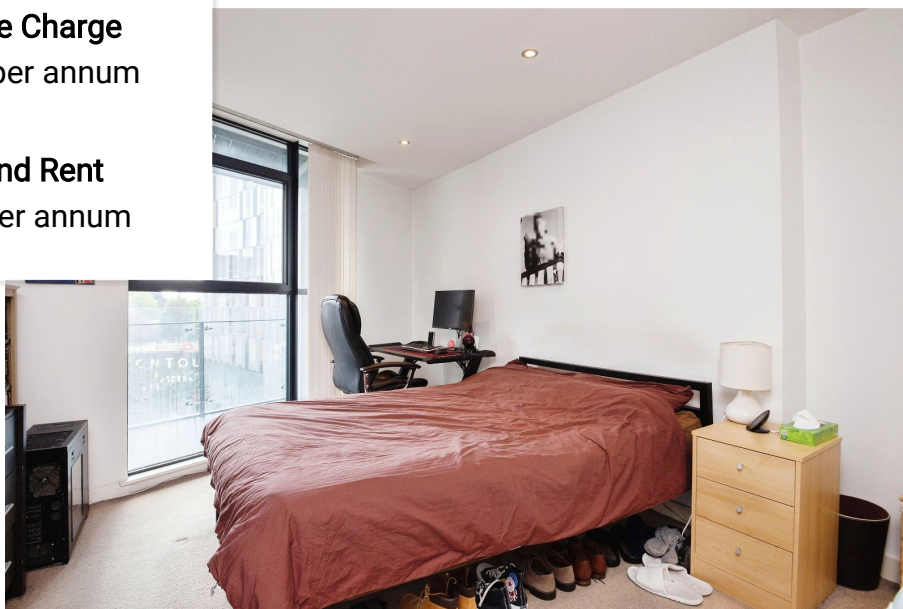


**Floor Area**  
915 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2384 per annum

**Ground Rent**  
£350 per annum



Total floor area 85.0 m<sup>2</sup> (915 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
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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