



HENRY  **WILTSHIRE**

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

Regency House, 36-38 Whitworth Street, Manchester City Centre, M1

From £230,000

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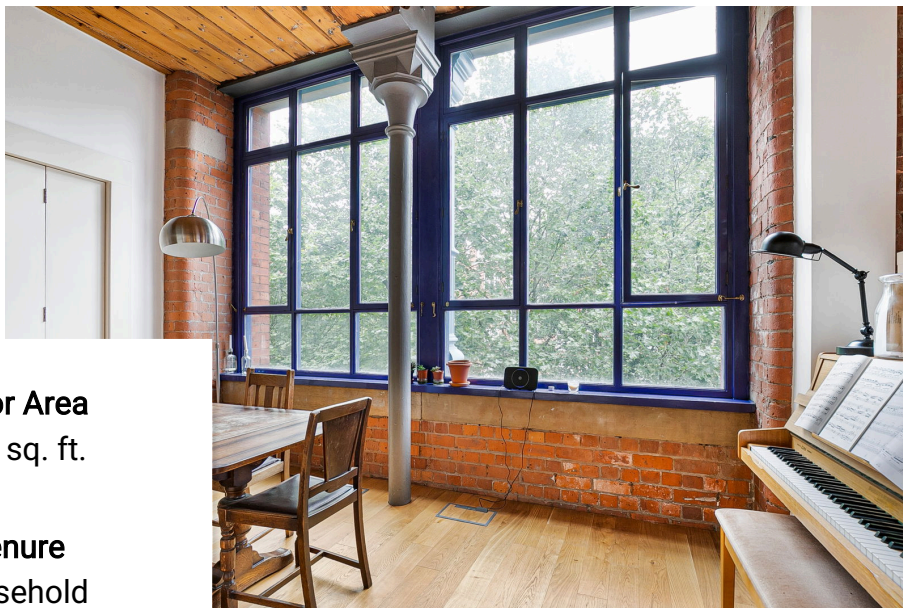
FOR SALE BY MODERN METHOD OF AUCTION - CASH ONLY

The accommodation comprises: communal entrance with stairs and lift to all floors, hallway with telephone intercom system and storage cupboard off, large living space with dual aspect windows, open plan to upgraded kitchen with breakfast bar and integrated dishwasher, primary bedroom with en-suite shower room, second double bedroom with built-in wardrobe and three piece family bathroom.

Please note the property is cash only due to

- 1) A Section 20 notice relating to a replacement roof
- 2) Upto £10,000 contribution to works needed due to the Building Safety Act
- 3) Being above a licenced premises



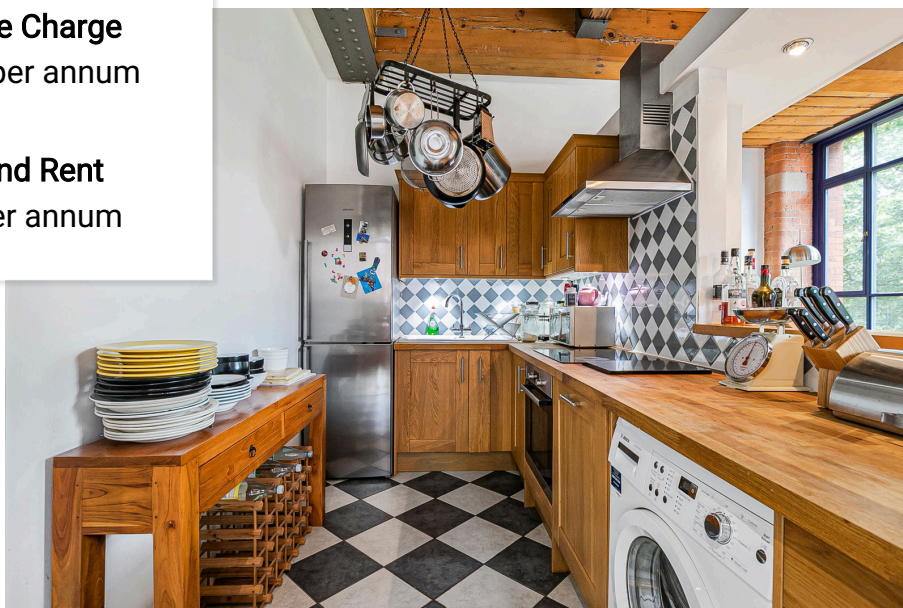


Floor Area
936 sq. ft.

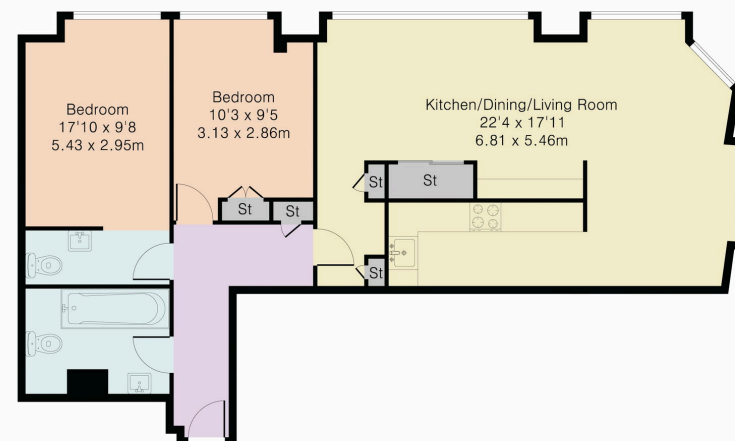
Tenure
Leasehold

Service Charge
£2313 per annum

Ground Rent
£50 per annum



Approximate Gross Internal Area 936 sq ft – 87 sq m



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

