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 Ashton-u-Lyne (A635)
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 Local traffic



Apt 403 Express Building, 6 Oldham Road, Ancoats, Manchester, M4 5DB

CASH BUYERS ONLY

Welcome to this apartment located in the heart of Ancoats at the Express Building, Oldham Road. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families seeking a comfortable living space in a vibrant urban setting.

As you enter the apartment, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

The apartment features two modern bathrooms, ensuring convenience and privacy for all residents. This is particularly advantageous for busy mornings or when hosting visitors.

One of the standout features of this property is its excellent central location. Living here means you are just a stone's throw away from a plethora of shops, restaurants, and cultural attractions that Manchester has to offer. Whether you are looking to enjoy a leisurely stroll in the city centre or indulge in the

Price £150,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring. Wall mounted heater. Spotlights.
Cupboard housing water tank and washing machine.

Living Room/Kitchen

20'4" x 14'5"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Wall mounted heater. Wooden flooring. Access to balcony. Ceiling light.

Bedroom One

13'7" x 8'7"

Wooden flooring. Wall mounted heater. Spotlights. Access to ensuite. Tv point.

En-suite

Fully tiled. Low level W/C. Sink with mixer tap. Mixer shower.

Bedroom Two

10'4" x 8'8"

Wooden flooring. Wall mounted heater. Spotlights. Telephone point. Window facing in to communal hallway.

Bathroom

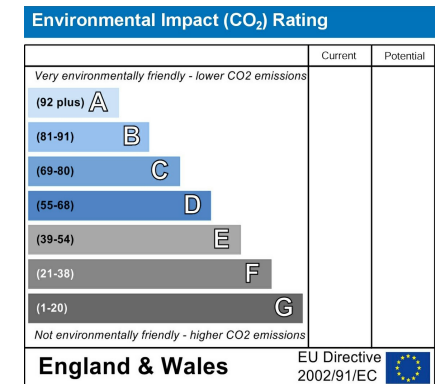
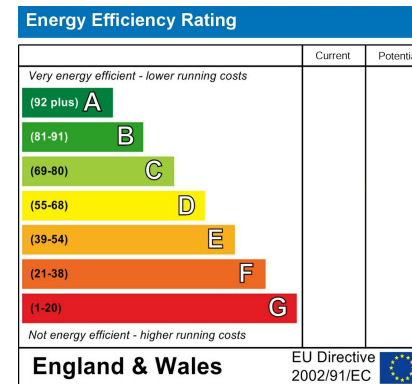
Fully tiled. Bath with mixer shower over. Sink with mixer tap. Low level W/C.

Externally

Lifts to all floors. Private balcony.

Additional Information

Service charges - £3817.32 per annum
 Ground rent - £234 per annum
 Lease - 150 years from 2007
 Managing agents - RMG





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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