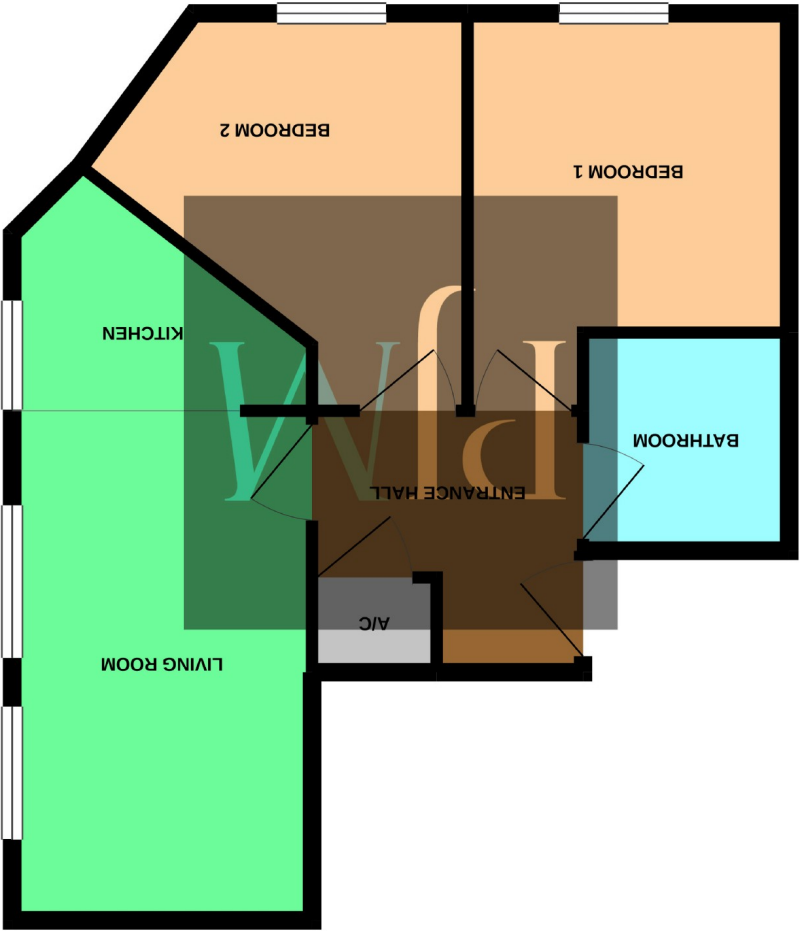


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

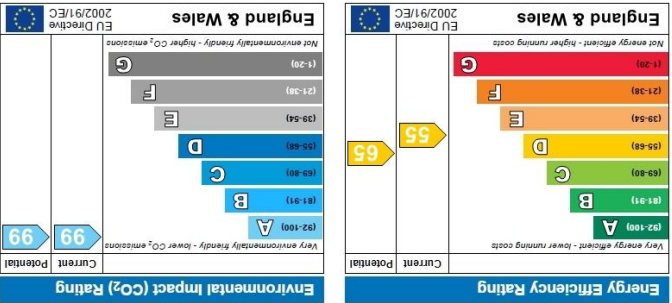
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix v2.020



SECOND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

PHILIP JAMES
MANCHESTER

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Manchester M3 4EW
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APARTMENT 21
55-57 WHITWORTH STREET, GRANBY VILLAGE, MANCHESTER

PHILIP JAMES
MANCHESTER



ASKING PRICE £239,950

A stunning two double bedroom apartment immaculately presented throughout located in the characteristic Granby Village development, 55-57 Whitworth Street, A stone throw away from popular bars, restaurants and Oxford Road train station. This fantastic space is truly remarkable as it includes free access to a swimming pool & jacuzzi, sauna, gym and games room. Owners have access to the landscaped private gardens. The bright and airy well proportioned second floor apartment consists of a large entrance hallway with a useful storage cupboard that holds the hot water cylinder. There is access to a spacious open plan living space which is flooded with natural light from the beautiful large windows, the modern kitchen is complimented with the use of a breakfast bar, integrated fridge/freezer, dishwasher, washer/dryer, electric oven/hob and extractor fan. The master bedroom is a large double and includes fitted mirrored wardrobes, the second bedroom is a good sized double currently being used as an office and there is one large bathroom which boasts from an over bath shower, wash basin and a W.C. Includes one secure underground parking space, underfloor heating, immaculate condition. Perfect for first time buyer. Extended lease !

583 gross sq ft
Tax Band: D
Leasehold
Service Charge: £2490
Rental: £1200pcm

"An immaculately presented apartment inclusive of fantastic facilities"

