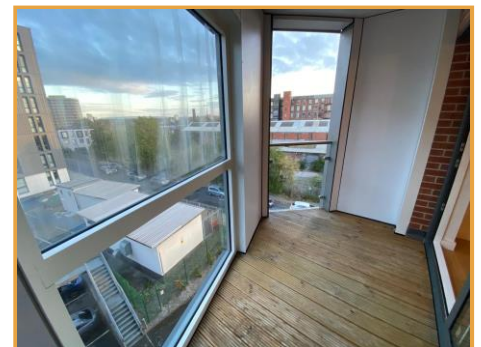


The Hatbox, Munday Street, Manchester, M4 7AZ

- Two Bedroom Apartment
- 4th Floor
- Spacious Open Plan Living Area
- Secure Allocated Parking
- Fully Fitted Kitchen
- Two Bathrooms Including Ensuite To Master

Price £280,000 Leasehold



Granite Lettings & Property Management are pleased to present this superb two bedroom, two bathroom, 4th floor apartment with allocated parking. Located in the popular Hatbox development in New Islington, just 5 minutes walk from Piccadilly and the Northern Quarter / Ancoats Districts. This well presented 4th floor apartment briefly comprises; two double bedrooms, both with built in wardrobes, spacious open plan living area, two bathrooms (ensuite to master bedroom), fully fitted kitchen with integral appliances and private balcony overlooking the landscaped communal garden area. The property also boasts an on-site concierge and one secure allocated parking space.

The property also makes a great investment opportunity with a rental valuation of £1495 pcm

Council Tax Band C: £1750.66 - Manchester City Council [Prices correct as of 2023/2024 - please always refer to the council website]

EWS1 in place.

Building Service Charge: £2514.60
 Ground Rent: £366.90 per annum
 Leasehold: 989 years remaining

Building Management Agents are Redpath Bruce 0141 332 9041

Living Room

Laminate Floor, Electric Wall heaters, Upvc Patio Door To Balcony.

Bedroom One

Fitted carpet, electric panel heater, floor to ceiling window.

Bedroom Two

Fitted carpet, electric panel heater, floor to ceiling window.

Kitchen

fitted kitchen with dishwasher, fridge freezer, oven, electric hob and cooker hood.

Bathroom

3 piece family bathroom with shower over bath, fully tiled.

Ensuite

Double shower enclosure with shower riser. Fully tiled.

Balcony

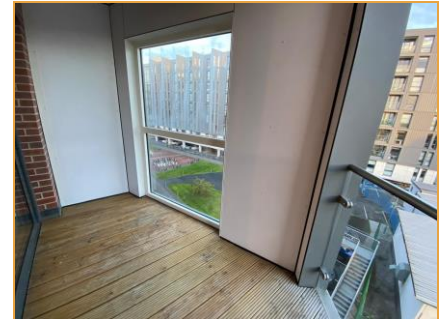
semi enclosed balcony with glass panel and full length window. Decking.

Ground rent

£366.90

Service Charge

£2,514.60



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	86	86
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 Plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

