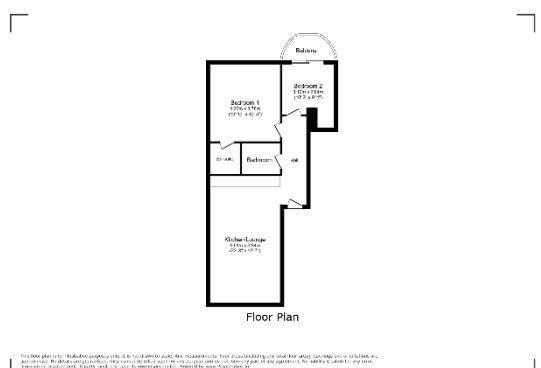


## MILLINERS WHARF, MUNDAY STREET, MANCHESTER, M4



- Two Double Bedrooms
- Parking Space
- Dual Aspect Balconies
- Town Centre Location
- Beautifully Presented
- Early Viewings Advised
- En-Suite To Master
- Concierge Service



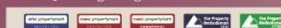
**O/O £275,000**

**BOLTON**  
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E: bolton@cardwells.co.uk

**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this stunning two bedroom apartment. Situated in the heart of Manchester with local amenities, transport links and shops on your doorstep. Boasting two balconies with aspects to both sides including the Canal this gated concierge property comprises of; communal entrance, large open plan living dining Kitchen, two double bedrooms, en suite and a bathroom. Externally this property has a parking space. This property is offered with no onward chain delay. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Secure gated development with communal lift and stairs to apartment.

**Hallway** Spotlighting, laminate flooring. Radiator.

**Open Plan Lounge, Dining Kitchen** 22' 8" x 12' 7" (6.90m x 3.83m) Sliding Patio doors leading to balcony. Laminate flooring. Spotlighting. A range of wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge, freezer, dishwasher and washing machine.

**Bathroom** Panelled bath, low flush WC, pedestal wash hand basin. Wall and floor tiling. Spotlighting.

**Bedroom 1** 13' 0" x 12' 5" (3.96m x 3.78m) Window to front aspect. Spotlighting. Door to en suite.

**En Suite** Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Spotlighting. Wall and floor tiling.

**Bedroom 2** 10' 2" x 9' 4" (3.10m x 2.84m) Patio doors leading to second balcony. Spotlighting.

**Externally** secure gated development. Concierge service. Parking space.

**Price** O/O £275,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 155 year term which started on 26th September 2013, meaning that there are 137 years remaining. Our clients advise us that leasehold charge is 509.39 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Manchester and is therefore liable for Manchester Council Tax. The property is C rated which is at an approximate annual cost of £1,940 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

**Thinking Of Selling** If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**Arranging A Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

**Disclaimer** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 250 year term which started on 15th November 2012, meaning that there are 237 years remaining. Our clients advise us that leasehold charge is £250.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

