



## 3.18 ABITO 85 GREENGATE GREATER MANCHESTER, M3 7NB

£119,950  
LEASEHOLD

Whether you're a first-time buyer, downsizer, or savvy investor, this charming property offers an excellent opportunity to experience city living at its finest. Don't miss out – schedule a viewing today and make this gem your own!

A city centre crash pad just 250 meters from Harvey Nichols which is arguably the centre of Manchester. A unique development utilizing every bit of space with a pod system including a separate bedroom and living area with plenty of storage, fully integrated kitchen including dishwasher and separate shower room. On-site facilities include 24 hour concierge service.

The seller of this property is a connected person as defined under the estate agents act 1979 please ask for further details.

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TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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