



Lawrence Copeland  
town & city centre



FOR SALE

Apt 56 Velvet Court, Granby Row, Granby Village Manchester M1 7AB

PRICE: **£177,000** \*furniture, furnishings & freestanding appliances available by separate negotiation

Granby Village was formed as part new build and part conversion in 1991 by Wimpey Homes. Over the last two decades it has gained an enviable reputation as one of the first developments in Manchester City Centre to have its own residents' communal gymnasium, communal gardens and swimming pool with sauna and Jacuzzi. This fifth floor apartment in Velvet Court has an electric heating system, video intercom entry bell system, double glazing, communal lift and an underground secure designated parking space. The development has its own resident caretaker. **INVESTORS ONLY** – currently rented on an AST until 22<sup>nd</sup> September 2024 at £1,025 pcm (plus £100 pcm for parking space). Some updating and refurbishment is required.

## ACCOMMODATION

**Ground Floor - Communal Entrance Hall** with video intercom entry bell system, mailboxes, communal lift and stairs to all floors.

### Communal Fifth Floor Landing, Apartment:-

**Reception Entrance Hall** with beech finish laminate flooring, built in airing cupboard with hot water cylinder.

**Good sized Lounge/Dining Room** measuring 15 ft 6 x 9 ft 1 (4.72m x 2.77m) with French doors to extensive **Balcony** overlooking Granby Row, beech finish strip flooring, and opening to Kitchen.

**Kitchen** measuring 6 ft 5 x 7 ft 11 (1.98m x 2.42m) with fitted units incorporating a range of wall and base cupboards, including space for fridge and freezer, space and plumbing for washer/dryer, extractor hood, hob and underoven.

**Double Bedroom** 12 ft 9 x 9 ft 5 (3.89m x 2.87m) with range of built in wardrobes and French doors to balcony overlooking Granby Row.

**Bathroom/WC combined** comprising low level WC, wash hand basin, bath with glazed shower screen and overbath shower, part tiled walls.

### Outside

The Granby Village development has its own communal gardens, communal residents' gymnasium with large heated swimming pool, sauna and jacuzzi, games room, male and female changing rooms with showers. In the basement there is a secure designated parking space.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1<sup>st</sup> January 1991. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

### Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

**Local Authority** is Manchester City Council  
**Council Tax Band: C**

### Directions

Travelling along Deansgate in the direction of North Manchester, after passing under the Bridgewater Viaduct, turn right into Whitworth Street West. Continue for its full length crossing over the traffic light junction at the Hacienda into a further continuation of Whitworth Street West. At the traffic light junction where the Palace Theatre is, proceed straight across into Whitworth Street, then right at the traffic lights into Sackville Street and then first right into Bombay Street where Velvet Court can be found on the left hand side.

**To View** please telephone our office for an appointment

**Note:** The condition of the system and/or appliances is not known

### Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



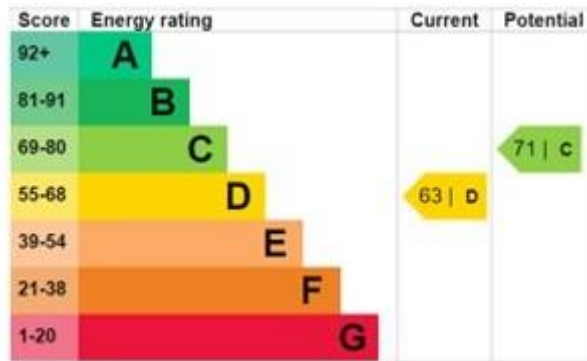


# ENERGY PERFORMANCE CERTIFICATE

# FLOOR PLAN

FLAT 56 VELVET COURT GRANBY ROW MANCHESTER M1 7AB		Energy rating <b>D</b>
Valid until <b>22 February 2031</b>	Certificate number <b>9919-0007-1202-1929-7200</b>	

Property type	Top-floor flat
Total floor area	45 square metres



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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