

Lawrence Copeland
town & city centre



FOR SALE

Apartment 103 The Base, 12 Arundel Street, Castlefield, Manchester M15 4JP

PRICE: **£200,000 NO CHAIN** *sold as seen including contents

Mortgage Buyers welcome. All cladding works covered by the Building Safety Fund. Available with no chain. A substantial, purpose built, 1st floor apartment of approx. 877 sq. ft. with electric heating system, double glazing, intercom entry bell system and the development has a communal lift. The apartment has one secure designated parking space. The apartment is likely to appeal to owner occupier or property investor with a rental potential of approximately £1,200 to £1,300 pcm (furnished in good presentation). Excellent location in the Castlefield Quarter within 15 minutes' walking distance of Deansgate. All amenities available together with the comprehensive shopping facilities and vibrant entertainment of Manchester City Centre.

ACCOMMODATION

Ground Floor – Communal Entrance Courtyard leading to **Communal Entrance Hall** with staircase and lifts to all floors.

Communal 1st Floor Landing – APARTMENT.

L shaped Reception Entrance Hall with beech finish strip flooring, wall heater, built in storage cupboard and utility cupboard with plumbing facilities and hot water cylinder.

Substantial Lounge/Dining Room/Kitchen (side) measuring 21 ft 10 x 17 ft 6 into dining recess, (6.66m x 5.33m) with beech finish strip flooring, two wall heaters, extensive double glazed windows and patio door to **Integral Balcony**.

Attractive Kitchen area with fitted units with white doors and slate effect worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob and electric underoven, integral fridge, integral freezer, integral dishwasher, divider unit, sink unit.

Bedroom One (rear) measuring 11 ft 5 x 9 ft 11 (3.93m x 3.01m) with double glazed window, wall heater and door to **Ensuite Shower Room/WC combined** with white suite with chrome fittings comprising low level WC, wash hand basin in vanity plinth, vanity mirror, ceramic tiled floor and part tiled walls, glazed shower door to tiled shower cubicle.

Bedroom Two (rear) measuring 13 ft 11 x 11 ft 5 (4.23m x 3.48m), a corner room with double glazed windows, wall heater, display inset.

Master Bathroom/WC combined with white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with overbath shower, part tiled walls, vanity plinth, mirror, ladder radiator.

The property has one secure **designated parking space**.

Note: Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. Sold as seen including contents.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 1st January 2003. 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: D

Directions

Travelling along Chester Road (A56) in the direction of Manchester City Centre, turn left into Hulme Hall Road then right into Ellesmere Street and then left into Arundel Street where The Base can be found.

To View please telephone our office for an appointment.

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

Fixtures and Fittings

Sold as seen including contents.

Photographs

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

A1724/K2923/11923



ENERGY PERFORMANCE CERTIFICATE

Apartment 103
12, Arundel Street
MANCHESTER
M15 4JP

Energy rating
C

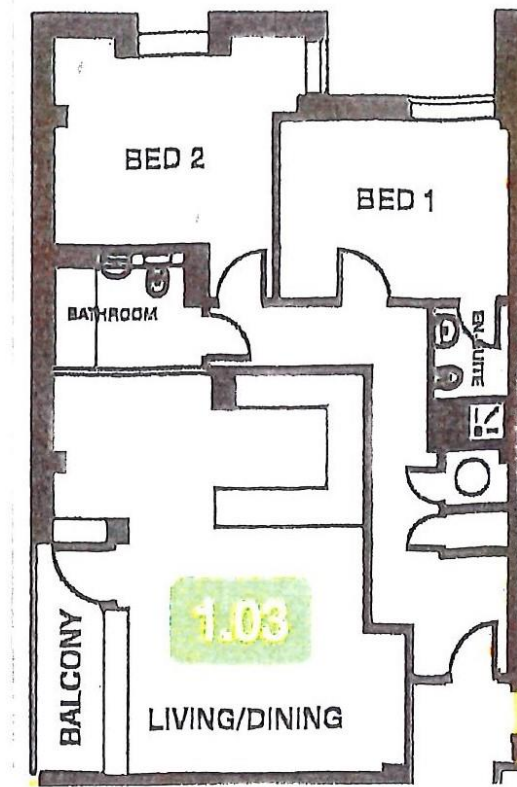
Valid until
24 March 2029

Certificate number
2858-8086-6297-5091-3990

Property type: Mid-floor flat
Total floor area: 80 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



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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