



Lawrence Copeland
Specialising in Town and City Centre Living



FOR SALE

Apartment 17 The Cube, 2b The Waterfront, Sport City M11 4DB

Price **£165,000**



2 1 1 Yes No

- ✓ EWS1 Certified A1 rating, an impressive & extensive 2nd floor apartment
- ✓ Electric wet central heating system, uPVC double glazing, intercom entry, communal lift
- ✓ Extensive Lounge/Dining Room/Kitchen with patio doors to extensive veranda Balcony
- ✓ High specification Kitchen area with integrated appliances
- ✓ Two Double Bedrooms; one with built-in wardrobes and patio doors to balcony
- ✓ Luxury Shower Room/WC combined
- ✓ Secure perimeter car park with designated parking space

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Comprehensive shopping facilities can be found in Manchester City Centre together with a wide selection of Restaurants, Wine Bars, Concert Halls, Cinemas and Theatres. Local shopping facilities can be found at Sport City with the Asda superstore literally across the road and the Metrolink tram station stands adjacent to the superstore providing commuter links to the City Centre.

EWS1 Certified A1 rating. Ideal for investors and owner occupiers, presently let on AST until 31/10/24 at £1,250 pcm. This extensive, purpose built, 2nd floor apartment was built by Countryside Properties and has uPVC double glazing, electric wet central heating system, intercom entry bell system and the building has a communal lift.

ACCOMMODATION

Ground Floor - Communal Entrance Hall with intercom entry bell system, staircase and communal lifts to all floors.

Communal second floor landing; Apartment

Hall with Utility Cupboard with plumbing facilities.

Feature Lounge/Dining Room/Kitchen measuring 19 ft 1 (5.82m) x 13 ft 9 (4.19m), an extensive room with patio doors to veranda Balcony, second uPVC double glazed window.

High specification Kitchen area with attractive fitted units with maple finish doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, stainless steel splashback, ceramic hob with electric under-oven, integral fridge and integral freezer.

Extensive veranda Balcony measuring 26 ft 3 (8.0m) x 5 ft 5 (1.65m) with views overlooking the Etihad Stadium and beyond.

Bedroom One measuring 11 ft 1 (3.38m) x 9 ft 6 plus wardrobes (2.90m) with built-in wardrobes and patio doors to Balcony.

Bedroom Two measuring 12 ft 4 (3.76m) x 8 ft 6 (2.59m) with uPVC double glazed window.

Luxury Shower Room/WC combined with white suite with chrome fittings comprising low level WC, wash hand basin, glazed shower cubicle with shower.

OUTSIDE

There is a secure perimeter car park with designated parking space.



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Directions

Travelling from the Mancunian Way in the direction of Great Ancoats Street, on coming to the traffic light junction at Every Street, turn right into Every Street and proceed for its full length, turning right into Ashton New Road (A662) passing the Etihad Stadium on the left hand side and turn left at the traffic lights into Alan Turing Way. On coming to the next set of traffic lights, turn right into Gibbon Street where The Cube can be found on the left hand side.

Local Authority is Manchester City Council

Council Tax Band: C

To View please telephone our office for an appointment.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 7th June 2004 (230 years remaining). 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.

Note

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

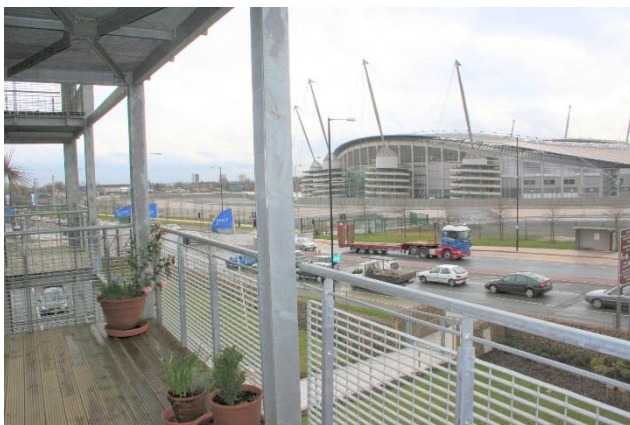
Fixtures and Fittings

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 in the sale of the property.

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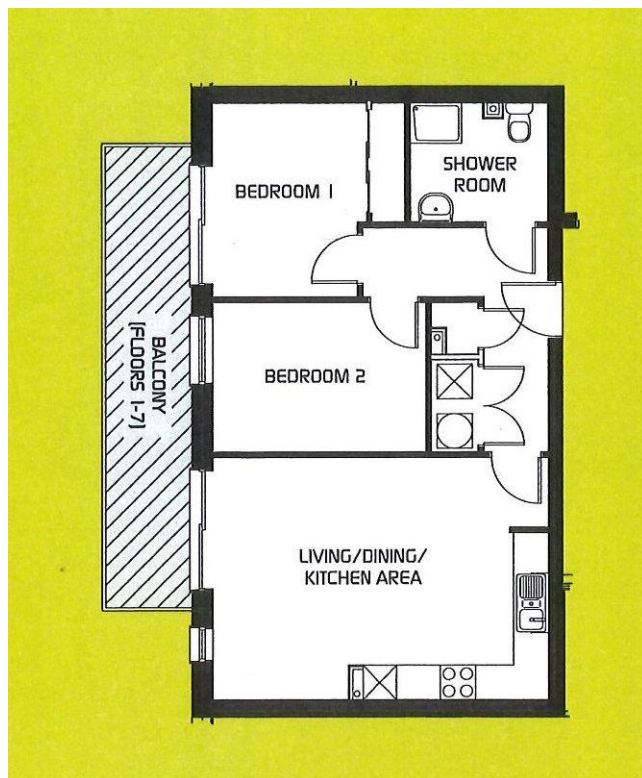
ENERGY PERFORMANCE CERTIFICATE

Apartment 17 2b, The Waterfront Openshaw MANCHESTER M11 4DB	Energy rating C
Valid until 25 August 2030	Certificate number 2198-9057-6268-7440-3280

Property type	Mid-floor flat
Total floor area	59 square metres



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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