



Lawrence Copeland  
town & city centre



FOR SALE

Apartment 8, 6 The Waterfront, Sport City, Manchester M11 4AY

PRICE: **£185,000**

**EWS1 Certified.** Occupying a dynamic position overlooking the Etihad Stadium and Sport City to the front, and Canalside to the rear, an impressive extra large design, purpose built, luxury first floor apartment of approx. 731 sq ft with electric wet central heating system, uPVC double glazing, intercom entry and communal lift. Ideal for owner occupier or property investor with a rental potential of approx. £1,200 pcm. Located approximately one mile from Manchester City Centre within 400m of Metrolink tram system and literally across the road from the Asda/Walmart superstore.

## ACCOMMODATION

**Ground Floor – Communal Entrance Hall** with intercom entry bell system, staircase and communal lift to all floors.

### Communal 1<sup>st</sup> Floor: Apartment

**Entrance Hall** with front door, built in Cloaks cupboard.

**Amazing Lounge/Dining Room (front)** measuring 23 ft 5 x 11 ft 8 (7.14m x 3.56m) with patio doors to **Balcony** overlooking the Etihad stadium and opening to Kitchen Area.

**High specification fitted Kitchen Area** measuring 13 ft 8 x 6 ft 11 (4.17m x 2.11m) with French door to Juliet balcony with Canalside views, attractive fitted units with maple finish doors and granite effect worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob with stainless steel under oven, recess for fridge/freezer, integral washer, stainless steel sink unit, under pelmet lighting, ceramic tile splashbacks.

**Bedroom One (front)** measuring 10 ft 2 x 9 ft 11 (3.10m x 3.02m) with opening to **Dressing Area** measuring 8 ft 9 x 5 ft 10 (2.67m x 1.78m) with a range of built in triple wardrobes with glass sliding doors and door to **luxury Ensuite Shower Room/WC combined** with high specification white suite with chrome fittings comprising low level WC, wall basin, glazed shower door to double shower cubicle, ceramic tiled walls, ceramic tiled floor.

**Bedroom Two (rear)** measuring 11 ft 2 into wardrobes x 9 ft 1 (3.40m x 2.77m) with integral double wardrobe with glass sliding doors.

**Luxury Master Bathroom/WC combined** with high specification white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and overbath shower, ladder radiator, part tiled walls, ceramic tiled floor.

**Outside**, there is a secure perimeter car park with designated parking space.

### Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 01/01/2003 (220 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.

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

### Directions

Travelling from Great Ancoats Street from the Mancunian Way in the direction of the Northern Quarter and Ancoats, on reaching the traffic light junction with Every Street, turn right into Every Street and proceed for its full length and turn right onto Ashton New Road (A662). On coming to the traffic light junction at the Etihad stadium, turn left onto Alan Turing Way, proceed for approx. quarter of a mile turning right at the traffic lights into Stuart Street where The Waterfront 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

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.











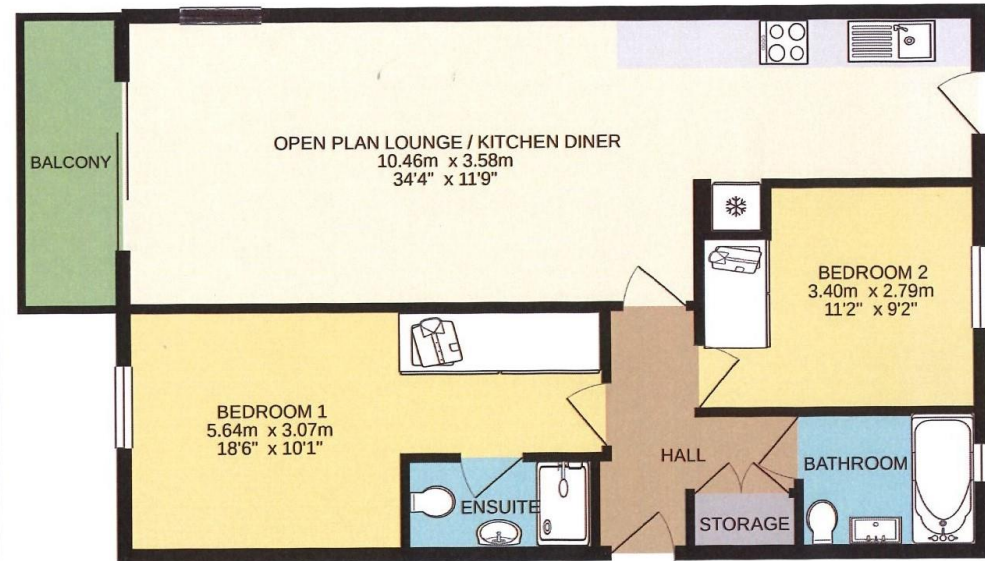
# ENERGY PERFORMANCE CERTIFICATE

APARTMENT 8 6 THE WATERFRONT MANCHESTER M11 4AY		Energy rating <b>C</b>
Valid until <b>10 March 2031</b>	Certificate number <b>0904-3289-0002-1297-1802</b>	

Property type	Mid-floor flat
Total floor area	68 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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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