

Lawrence Copeland
town & city centre



FOR SALE

Apartment 15 Bombay House, 59 Whitworth Street, Granby Village M1 3AB

PRICE: £179,000 NO CHAIN

EWS1 Certified. No Chain and including one secure designated parking space. Situated in a corner position on the 1st floor of the popular Bombay House, part of the Granby Village development by Wimpey Homes. The apartment is located in the conversion section of the building and is approximately 441 sq ft and has an electric heating system, double glazing, communal lift, resident caretaker. Ideal for first time buyers, owner occupiers or property investor with a rental potential of approx. £1,100 pcm. Granby Village has its own communal residents' leisure complex with gymnasium, swimming pool, sauna/steam room and games room, communal landscaped gated gardens. Fantastic location in conservation area within 400m of Piccadilly Station and close to Manchester University. All amenities available.

ACCOMMODATION

Ground Floor: Communal Entrance Hall with staircase and communal lift to all floors.

Communal 1st Floor landing: Apartment

L shaped Reception Entrance Hall with front door, walk in store/airing cupboard with hot water cylinder, feature pillar, wall heater, laminate flooring.

Spacious Lounge/Dining Room (front) measuring 15 ft 2 x 12 ft 1 (4.62m x 3.68m), corner position with corner and front double glazed windows to Whitworth Street, laminate flooring, wall heater, opening to the Kitchen, door to the Hall.

Kitchen (side) measuring 9 ft 1 into window x 7 ft 10 (2.77m x 2.39m) with double glazed window to Samuel Ogden Street, ceramic tiled floor, fitted units with beech finish doors and grey worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, recess for fridge/freezer, stainless steel extractor hood, ceramic hob with electric under oven, ceramic tile splashbacks, sink unit.

One Double Bedroom (side) measuring 11 ft 6 x 9 ft 5 (3.51m x 2.87m) with double glazed extensive window to Samuel Ogden Street and wall heater.

Bathroom/WC combined (mid) with feature pillar, white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and electric over bath shower.

One secure designated basement parking space.

Granby Village has its own communal residents' leisure complex with gymnasium, swimming pool, sauna/steam room and games room, communal landscaped gated gardens and resident caretaker.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 1st January 1991 (91 years remaining). **Note:** The leaseholders of the Granby Village development own the freehold making it easier and cheaper to extend the lease if required. 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 with the Palace Theatre, proceed straight across into Whitworth Street where Bombay House can be found on the right hand side on the corner of Whitworth Street and Samuel Ogden Street.

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.

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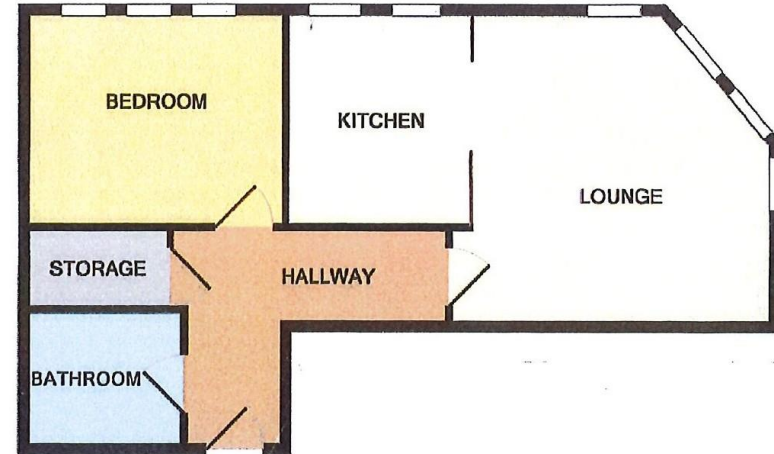
ENERGY PERFORMANCE CERTIFICATE

| | | |
|--|---|---------------------------|
| Flat 15 Bombay House 59, Whitworth Street MANCHESTER M1 3AB | | Energy rating D |
| Valid until 18 June 2030 | Certificate number 9488-6065-7256-7800-5230 | |

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| Property type | Mid-floor flat |
| Total floor area | 41 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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