



Lawrence Copeland
town & city centre



FOR SALE

Apartment 17 Montana House, 136 Princess Street, Manchester M1 7AF

PRICE: **£195,000** *furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. Located adjacent to Manchester University in the heart of Manchester city centre, this luxury third floor apartment offers extensive accommodation of approximately 700 sq. ft. and has an electric heating system, aluminium double glazing, intercom entry bell system and the building has communal lifts. Likely to appeal to first time buyers, owner occupiers or property investors, with an approximate rental potential of between £1,100 to £1,200 (furnished).

ACCOMMODATION

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

Communal Third Floor Landing: Apartment

Hall with front door, beech finish strip flooring, electric wall heater, Utility Cupboard with hot water cylinder.

Feature Lounge/Dining Room (front) measuring 19 ft 5 x 10 ft 9 (5.92m x 3.28m) with beech finish strip flooring, aluminium double glazed windows to front and side, opening to Kitchen Area.

High specification Kitchen Area measuring 8 ft 7 x 8 ft 1 (2.62m x 2.46m) with aluminium double glazed window, fitted units with beech finish doors and stone effect worktop, stainless steel single sink and drainer, extractor hood, hob, under oven, space for fridge, space and plumbing for washer/dryer.

Bedroom One (front) measuring 19 ft into recess x 15 ft 2 (5.79m x 4.62m) with aluminium double glazed window, built in wardrobes and desk.

Bedroom Two (front) measuring 10 ft 9 x 6 ft 7 (3.28m x 2.01m) with aluminium double glazed window and built in wardrobes.

Luxury Bathroom/WC combined (mid) with suite with low level WC and handwash basin, bath with glazed screen and over bath shower, ladder style towel rail, vanity mirror and shelf.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 2002. 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 Princess Street, passing over the traffic light junction at Whitworth Street and before emerging out onto Upper Brook Street, Montana House is on the right hand side opposite Manchester University.

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.

F2024



ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

APARTMENT 17 MONTANA HOUSE 136 PRINCESS STREET MANCHESTER M1 7AF		Energy rating B
Valid until 23 August 2031	Certificate number 3508-6369-4002-1093-2802	

Property type	Mid-floor flat
Total floor area	64 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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