

Lawrence Copeland
town & city centre



FOR SALE

Apartment 207 The Express Building, 5 Luna Street, Northern Quarter M4 5LX

PRICE: £290,000 NO CHAIN

EWS1 Certified, B1 rating. The Express Building is part of a landmark iconic development/conversion fronting onto Great Ancoats Street. The rear section of the building has been converted into an exclusive development of apartments. This particular apartment provides accommodation on two levels and extends to approximately 1104 sq ft and is situated in a corner position on the 3rd floor with extensive height ceilings, expansive double glazed windows, gas central heating system and the development has a communal lift. Express Building is Grade 2 listed with an art deco design façade and is located in a fantastic position in the heart of the Northern Quarter/Ancoats area of Manchester City Centre, close to the City Centre retail district and all amenities available close at hand. A truly special apartment. Internal inspection recommended.

ACCOMMODATION

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

Communal 3rd Floor landing: Apartment.

Good sized **Entrance Hall** with front door, Cloaks Cupboard with combi gas central heating boiler system, pitch pine floor, double panel central heating radiator, video intercom entry phone system.

Magnificent Lounge/Dining Room (rear/side) measuring 24 ft 8 x 15 ft 7 (7.52m x 4.75m) with extensive height ceiling, feature expansive double glazed windows to the rear and side, two double panel central heating radiators, pitch pine floor, low voltage spotlighting, feature beam work and staircase leading up to an impressive curved **Galleried Study/Occasional Bed Area** with balustrade, lots of storage space, approximately 221 sq ft of area.

Separate Fitted Kitchen measuring 9 ft 8 x 7 ft 9 (2.95m x 2.36m) with attractive fitted units with beech doors and worktops incorporating a range of wall and base cupboards, Belfast sink, space and plumbing for dishwasher, integral fridge and freezer, stainless steel extractor hood, gas hob with electric under oven, integral washer/dryer, under pelmet lighting, pitch pine floor, window to central atrium.

Master Bedroom One (rear) measuring 11 ft 6 x 10 ft 7 (3.51m x 3.20m) with extensive height ceiling, expansive double glazed window, high level storage cupboard, single panel central heating radiator and door to ensuite Wet Room/WC combined.

Ensuite Wet Room/WC combined with white suite with chrome fittings comprising low level WC, wall basin, shower, mirrored vanity cabinet, ceramic tiled floor and walls.

Bedroom Two (rear) measuring 11 ft 7 x 10 ft 10 (3.53m x 3.30m) with extensive height ceiling, expansive double glazed window, high level storage cupboard, pitch pine floor, feature beam work, double panel central heating radiator.

Luxury Master Bathroom/WC combined with high specification white suite with chrome fittings comprising low level WC, wall basin, whirlpool bath with over bath shower, ceramic tiled floor and walls, mirrored vanity cabinet, chrome heated towel rail.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 250 years from 1st January 2001 (225 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 along Great Ancoats Street in the direction of North Manchester, just before coming to the traffic light junction at Oldham Road, The Express Building can be found on the right hand side.

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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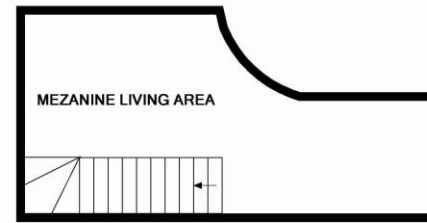
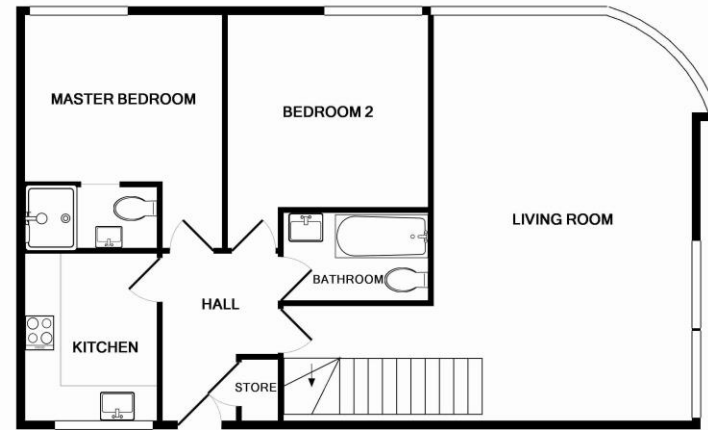
ENERGY PERFORMANCE CERTIFICATE

Apartment 207 5 Luna Street MANCHESTER M4 5LX	Energy rating C
Valid until 20 September 2034	Certificate number 2041-5301-5040-6303-8291

Property type: Top-floor flat
 Total floor area: 86 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



1ST FLOOR
 APPROX. FLOOR AREA 221 SQ.FT. (20.5 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.5 SQ.M.)



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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