



Lawrence Copeland
town & city centre



FOR SALE

Apartment 12 Stonebridge House, 5 Cobourg Street, Manchester M1 3GB

PRICE: **£179,950** * furniture & furnishings available by separate negotiation

EWS1 Certified, B1 rating. Located in a particularly pleasant street in a conservation area of Manchester City Centre, an impressive, extra large design, one double bed roomed, 1st floor apartment of approximately 550 sq ft (51 m sq). Including one secure designated underground parking space, electric heating system, double glazing, intercom entry bell system, communal lift. Attractive accommodation likely to appeal to owner occupier or property investor presently let on fixed AST for 6 months from 14/10/24 at £1,100 pcm. Fantastic location within 400m of Piccadilly Station and Manchester University. All amenities available.

ACCOMMODATION

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

Communal 1st Floor Landing: Apartment

L shaped Entrance Hall with front door, storage heater, built in airing cupboard with replacement hot water cylinder.

Good sized Lounge/Dining Room (rear) measuring 14 ft 8 x 12 ft 1 (4.47m x 3.66m) with double glazed window and French door to **Balcony**, oak finish laminate flooring, two wall light points, internal glazed window to Kitchen/Breakfast Room, door to Hall.

Impressive separate Kitchen/Breakfast Room (mid) measuring 14 ft 9 x 7 ft 6 (4.50m x 2.29m) with ceramic tiled floor, attractive fitted units with beech finish doors and granite effect worktops incorporating a range of wall and base cupboards, integral fridge/freezer, integral washer/dryer, integral dishwasher, stainless steel extractor hood, electric hob, split level oven, under pelmet lighting, one and a half bowl single drainer sink unit.

One Double Bedroom (rear) measuring 14 ft 8 x 7 ft 6 (4.40m x 2.29m) with double glazed window, storage heater, contemporary grey carpet.

Bathroom/WC combined (mid) measuring 8 ft 4 x 5 ft 8 into recess (2.54m x 1.73m) with white suite with chrome fittings comprising low level WC, pedestal wash hand basin, bath with glazed shower screen and over bath shower, extractor fan, electric fan heater, ceramic tiled floor and part tiled walls.

Secure basement car park with designated underground parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 29/09/1998 (99 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 Whitworth Street West in the direction of the Palace Theatre, on coming to the traffic light junction at The Hacienda, cross over onto a further continuation of Whitworth Street West. On reaching the traffic light junction with Oxford Road proceed straight across into Whitworth Street itself, proceed and just after the University of Manchester historic buildings, bear right into Cobourg Street where Stonebridge House can be found on the left 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.

A1425/J1724





ENERGY PERFORMANCE CERTIFICATE

Flat 12 Stonebridge House
5, Cobourg Street
MANCHESTER
M1 3GB

Energy rating
C

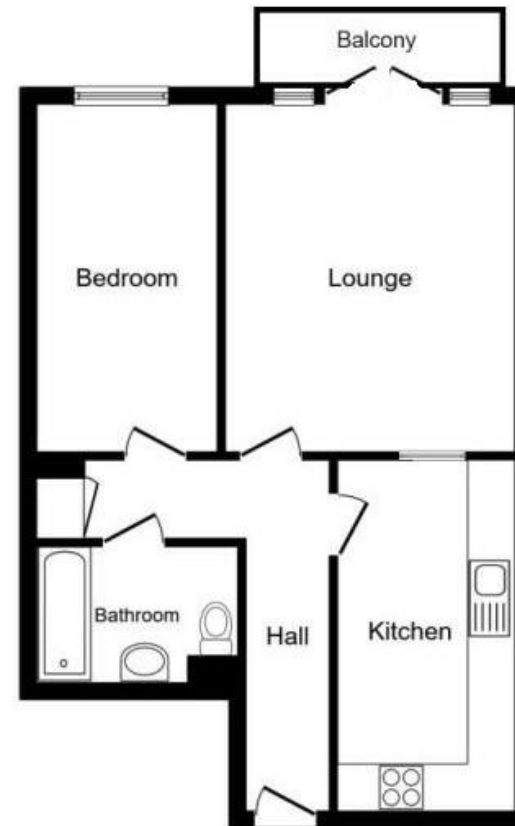
Valid until
12 September 2029

Certificate number
9261-6421-5530-9237-4992

Property type: Mid-floor flat
Total floor area: 51 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



1st Floor



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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