



Lawrence Copeland
town & city centre



FOR SALE

Apartment 17 Bombay House, 59 Whitworth Street, Granby Village M1 3AB

PRICE: **£190,000 NO CHAIN** * furniture, furnishings & freestanding appliances available by separate negotiation

EWS1 Certified. Including one designated parking space, an extensive, 2nd floor apartment of approximately 613 sq ft, with high ceilings and large windows fronting onto Whitworth Street in the popular Granby Village development/conversion in the heart of Manchester City Centre. The apartment has an electric heating system, double glazing, video intercom entry bell system, communal lifts, resident Caretaker and residents' leisure complex with gymnasium and swimming pool. Ideal for owner occupier or property investor with a rental potential of approximately £1,100pcm, currently tenanted on a rolling periodic tenancy.

ACCOMMODATION

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

Communal 2nd Floor landing: Apartment

Good sized Entrance Hall measuring 11 ft 4 x 8 ft 7 (3.45m x 2.62m) with front door, storage heater, beech finish strip flooring, feature pillar, built in airing cupboard with hot water cylinder.

Substantial Lounge/Dining Room (front) measuring 15 ft x 12 ft 5 (4.57m x 3.78m) with extensive double glazed window, storage heater, beech finish laminate flooring, opening to Kitchen, video intercom entry phone system.

Kitchen (mid) measuring 9 ft 4 x 8 ft 5 (2.84m x 2.57m) with fitted units with white doors and oak worktops incorporating a range of wall and base cupboards, twin porcelain Belfast sink with drawers below, drawer pack, integral fridge/freezer, metro style ceramic tile splashbacks, integral dishwasher, space and plumbing for washing machine, extractor hood, ceramic hob, electric under oven and beech finish floor covering.

One Double Bedroom measuring 12 ft 9 x 12 ft 7 (3.89m x 3.84m) with extensive double glazed windows fronting onto Whitworth Street, storage heater, beech finish strip flooring.

Bathroom/WC combined measuring 9 ft 6 x 7 ft 8 (2.90m x 2.34m) with white suite comprising low level WC, bath with electric over bath shower, granite topped vanity plinth with porcelain sink, louvred cupboard below, splashback, vanity mirror, feature pillar, part tiled walls, beech finish strip flooring.

There is a secure basement car park with one designated parking space.

Granby Village development has its own communal gardens and a **communal Residents' Leisure Complex** including luxury heated swimming pool, games room, sauna room, jacuzzi and gymnasium.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 125 years from 01/01/1991 (90 years remaining) **(Note the leaseholders of Granby Village own the freehold, so extending the lease is easier and cheaper)**. 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 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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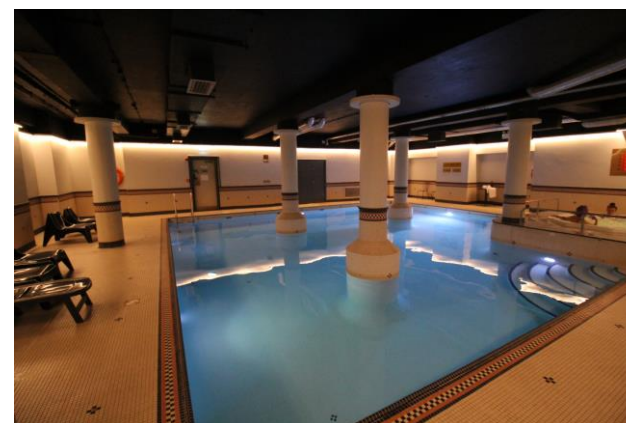


ENERGY PERFORMANCE CERTIFICATE

Flat 17 Bombay House 59, Whitworth Street MANCHESTER M1 3AB		Energy rating D
Valid until 21 August 2027	Certificate number 8905-0525-7329-8327-1833	
Property type	Mid-floor flat	
Total floor area	57 square metres	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

EXTERNAL PHOTOGRAPHS



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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