



## Apartment 424, 40 Hilton Street, Manchester, M1 2BL

Asking Price £179,950

- Fourth Floor Apartment
- Concierge Service
- Prime Location
- Two Bedroom
- ESW1 Form Available
- No Upward Chain

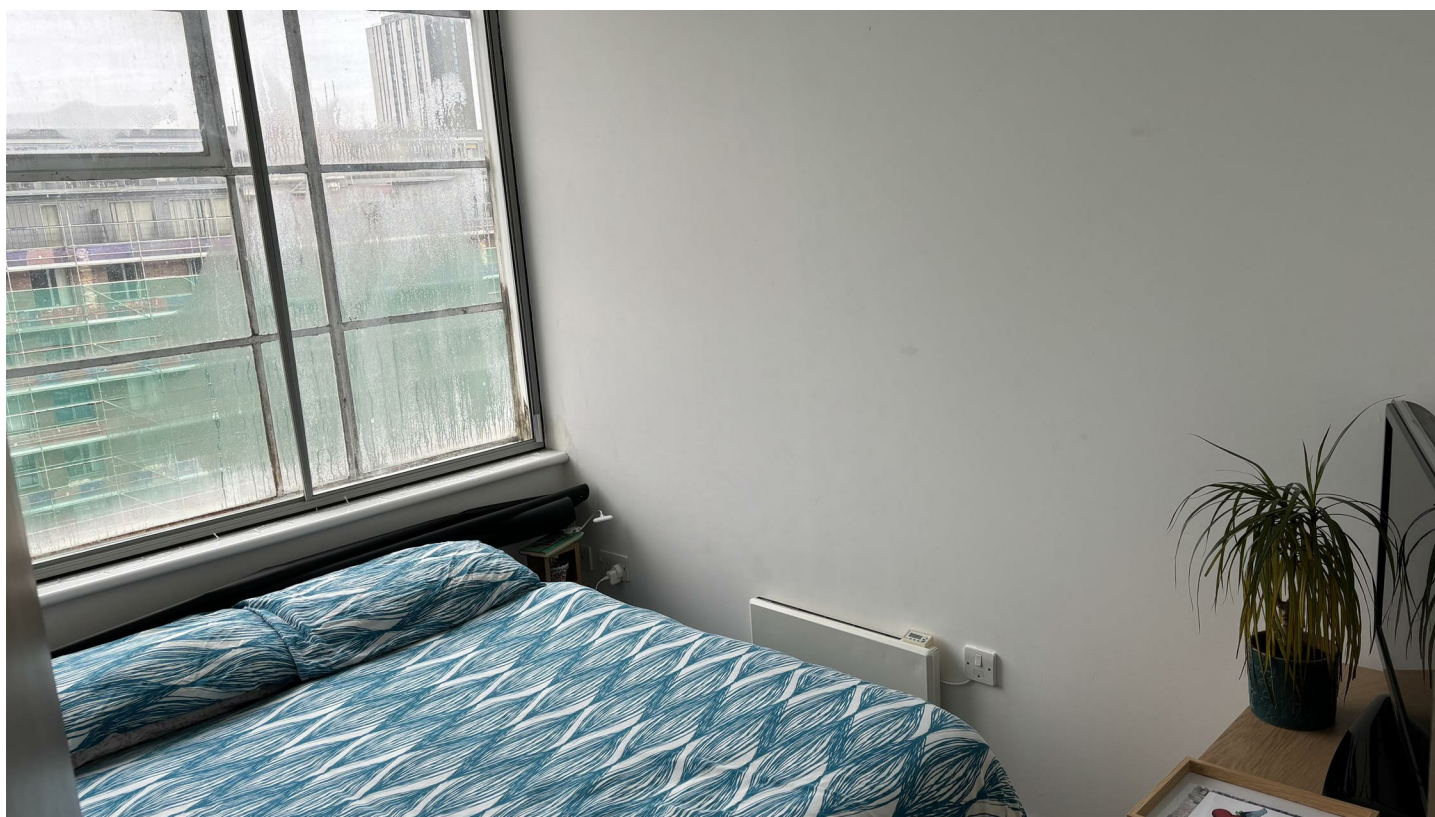
# Apartment 424, 40 Hilton Street, Manchester M1 2BL

Two bed apartment in very popular location of Manchester's Northern Quarter with easy access to Piccadilly train station. This conversion blends the timeless elegance of 20's/30's art deco architecture with contemporary features whilst preserving its original charm. Converted into modern living spaces in 1997.

EWS1 Form Available.



Council Tax Band: D



#### Entrance Hall

With storage cupboard. Door leading to the fully tiled bathroom with shower over the bath.

#### Bedroom One

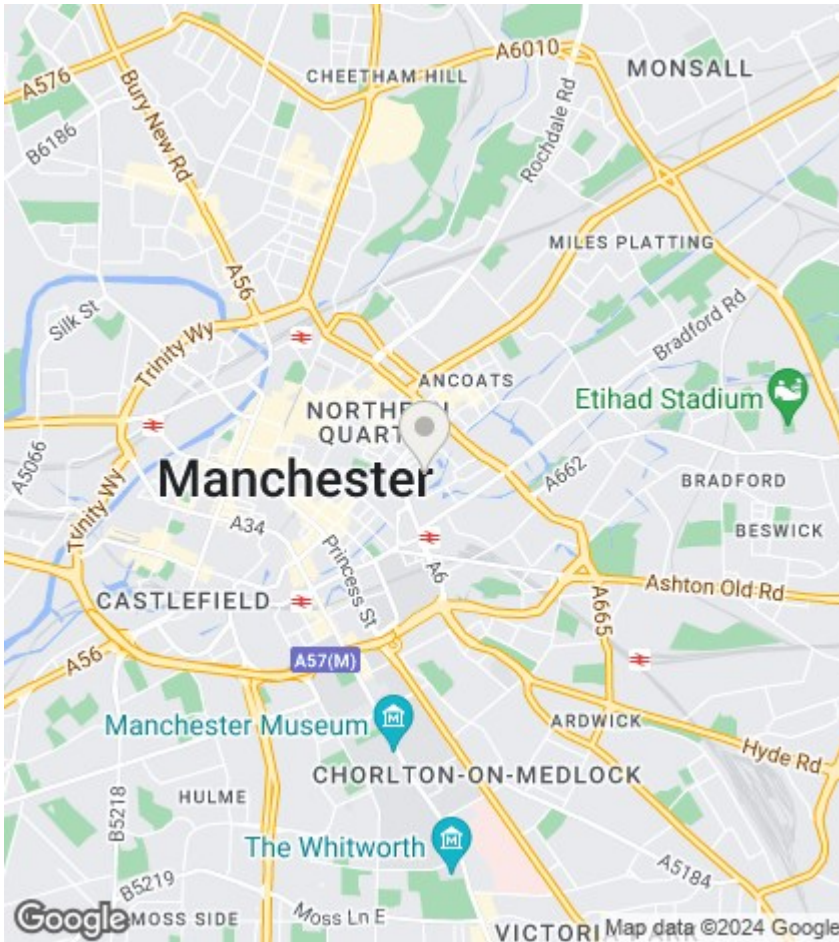
Double bedroom with window looking over the front of the building

#### Bedroom Two

Double bedroom with a large window the full width of the room, looking over the front of the building

#### Open Plan Living/Kitchen Area

Living area with has a large window the full width of the room, looking over the front of the building. Fully fitted kitchen with integrated fridge/freezer and integrated dishwasher.



## Viewings

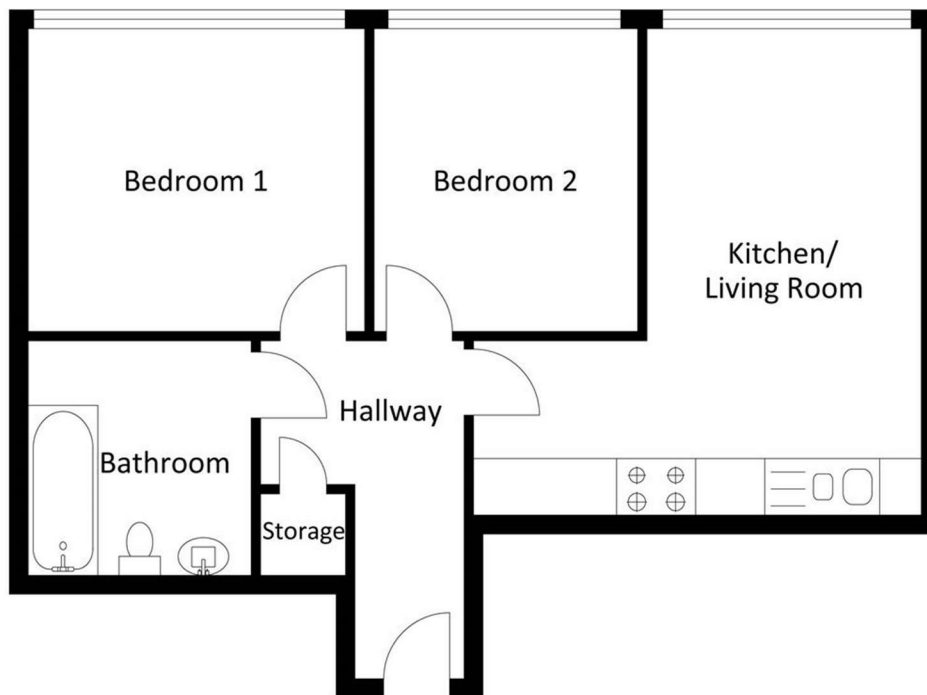
Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 424 The Met Apartments, M1 2BL



Approximate Gross Internal Area = 53.20 sq m / 572.64 sq ft  
 Illustration for identification purposes only. Measurements are approximate, not to scale.