



NQ4, Bengal Street, Manchester

Asking Price £210,000

Ascend

Built on higher standards

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This fantastic two bedroom apartment is perfectly located right in the heart of the ever popular Ancoats! Boasting a wonderful Manchester blend of the old and new: grand red-brick warehouses and former factories right alongside shops and modern developments.

There is a retail park just down the way, covering everything from groceries and clothing to a Pure Gym and even camping equipment. Plus you're also right next to the Northern Quarter, packed full of more bars, cafes, restaurants and quirky shops than you can shake a vintage stick at.

The accommodation is well proportioned throughout, with two spacious double bedrooms, a large open plan living kitchen and a bathroom. The property also comes with one secure parking space.

Tenanted until August - £950PCM

Service Charge: Approx. £1600 Pa
Ground rent: £300 pa (including parking)
Lease 250 years from 2010 approx.
Management Company: Zenith
Council Tax: Band C £1605pa

Entrance Hall

Front entrance floor, wood effect flooring, airing cupboard housing hot water tank and plumbing for a washing machine. Doors to all rooms.

Living Room & Kitchen

The kitchen area is furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless steel sink and drainer. Integrated electric oven and grill with a four ring induction hob with extractor hood and lighting over. Space for a fridge freezer.

uPVC double glazed window, wall mounted electric heater, continuation of the wood effect flooring.

Bedroom One

uPVC double glazed window, wall mounted electric heater, wood effect flooring.

Bedroom Two

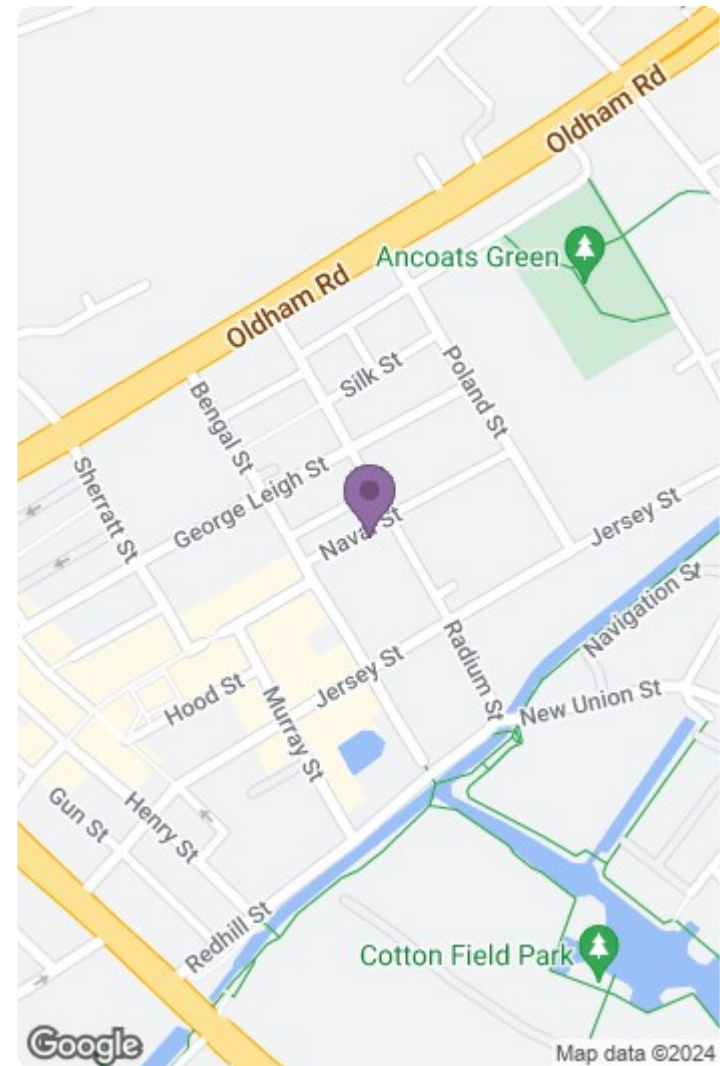
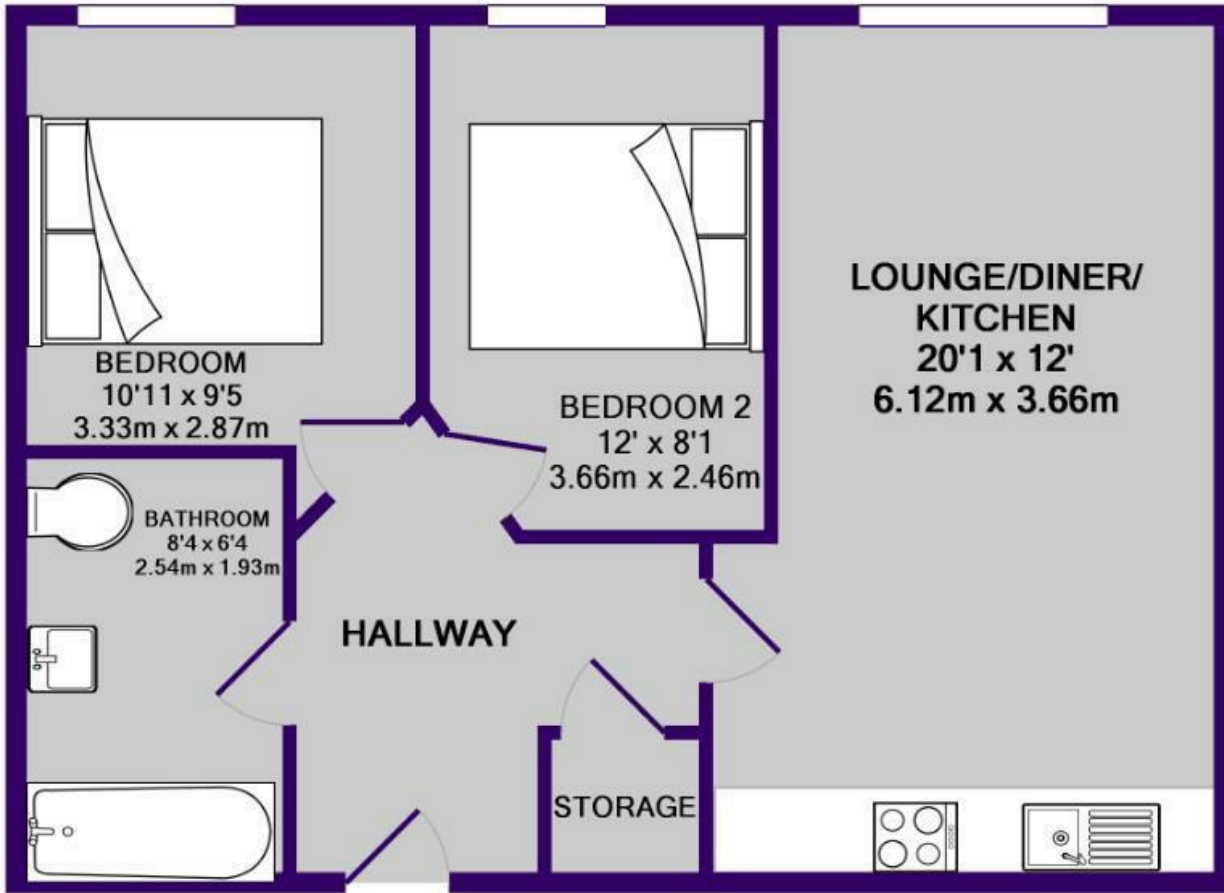
uPVC double glazed window, wall mounted electric heater, wood effect flooring.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Bathroom

Furnished with a three piece suite comprising: Panelled bath with mixer shower over and shower screen, pedestal wash hand basin and a low level WC. Part tiled walls, tiled flooring, heated towel rail.





TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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