



 1
Bedroom

 1
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market this well presented, spacious one bedroom apartment situated in The Edge. The Edge is one of the city's best developments, situated on the riverside next to the 5 star Lowry Hotel and just a couple of minutes walk to Deansgate, Spinningfields and all the amenities that Manchester City Centre has to offer. Internally, this high spec accommodation briefly comprises; entrance hallway, open plan living room, integrated kitchen, One double bedroom and a shower room. Currently tenanted on a rolling contract at £1,100pcm. The apartment comes with one secure allocated parking space.

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Entrance Hall

Wooden flooring. Spotlights. Airing cupboard housing the boiler. Access to all rooms.

Living Room/Kitchen *7.66m x 3.01m (25.13ft x 9.88ft)*

Range of wall and base units with complimentary stone worktop over. Sink with draining area, mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Over with hob and extractor over. Wooden flooring. Spotlights. TV/Telephone point. Access to balcony via sliding doors. Wall mounted heater.

Bedroom *4.84m x 3.52m (15.88ft x 11.55ft)*

Wooden flooring. Spotlights. Wall mounted heater. Built in wardrobes.

Shower Room

Partially tiled shower suite. Low level wc. Sink with mixer tap. Shower cubical with mixer shower. Heated towel rail.

Lease Details

Lease 250 years from 2002 Ground rent £250 per annum Service charge - £239pcm approx



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



C & R PROPERTIES
 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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