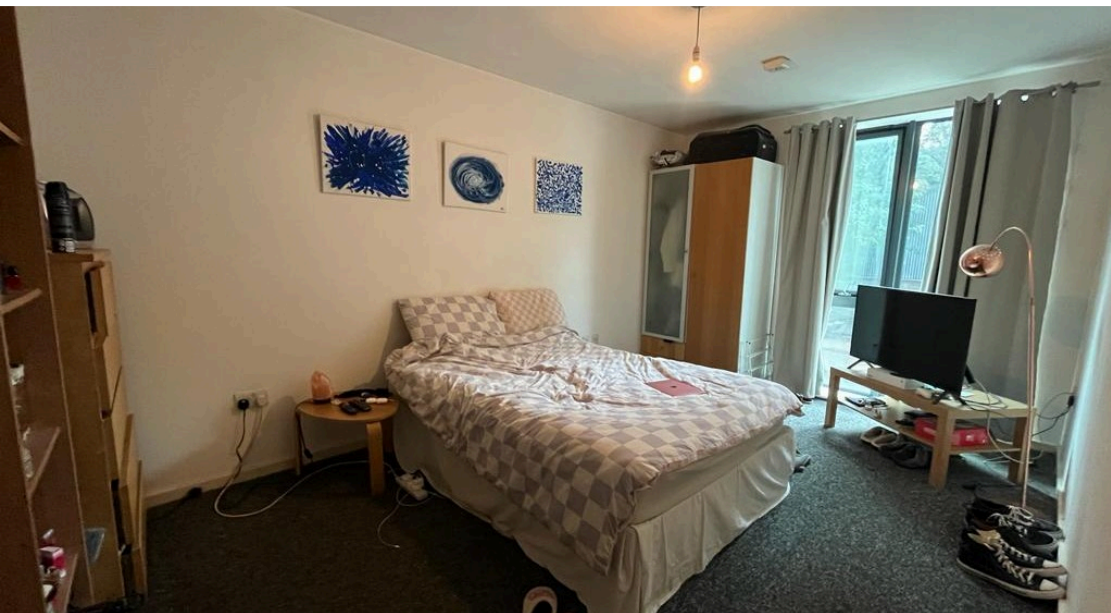




 **2**
Bedrooms

 **1**
Bathroom



****Available to cash buyers only**** C & R City are pleased to bring to the market this well-presented upper ground floor two-bedroom apartment in the popular City South development, M15. Ideally situated for access to Deansgate/ Castlefield Metrolink Stop, Deansgate & Oxford Road stations and the Mancunian Way. The property comprises of entrance hallway with storage cupboard off, large living area with floor to ceiling windows, kitchen with integrated appliances including dishwasher, spacious master bedroom, second good-sized double bedroom and a contemporary three-piece bathroom suite. There is also an on-site concierge. Currently tenanted achieving £1,110pcm.

****Available to cash buyers only**** C & R City are pleased to bring to the market this well-presented upper ground floor two-bedroom apartment in the popular City South development, M15. Ideally situated for access to Deansgate/ Castlefield Metrolink Stop, Deansgate & Oxford Road stations and the Mancunian Way. The property comprises of entrance hallway with storage cupboard off, large living area with floor to ceiling windows, kitchen with integrated appliances including dishwasher, spacious master bedroom, second good-sized double bedroom and a contemporary three-piece bathroom suite. There is also an on-site concierge. Currently tenanted achieving £1,110pcm.

Entrance Hall

Storage cupboard housing hot water system, laminate flooring and electric heater.

Lounge/Kitchen *7.48m x 3.88m (24' 6" x 12' 9")*

Two double glazed floor to ceiling windows, electric heater, TV point, laminate flooring and open to- - Modern kitchen with circular sink units, fitted oven, hob and extractor hood, dishwasher and washer/dryer. Tiled floor.

Master Bedroom *5.20m x 2.96m (17' 1" x 9' 9")*

Double glazed floor to ceiling window, electric heater, TV point, dark grey carpet flooring.

Bedroom Two *4.11m x 2.19m (13' 6" x 7' 2")*

Double glazed floor to ceiling window, electric heater, TV point, dark grey carpet flooring.

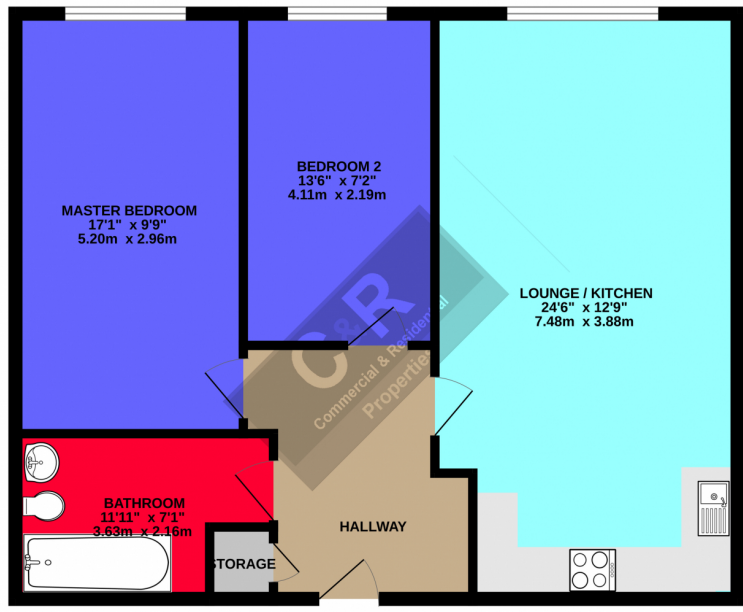
Bathroom *3.63m x 2.16m (11' 11" x 7' 1")*

Three-piece suite with bath and shower attachment, wash hand basin and w.c. Tiled walls and floor, chrome heated towel rail. Fitted mirror.

Externally

Communal gardens, concierge service.

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with MetreX 12/22

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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

Address: City South, M15

