



## 4.19 Abito, 85 Greengate, M3 7ND

Asking Price £155,000

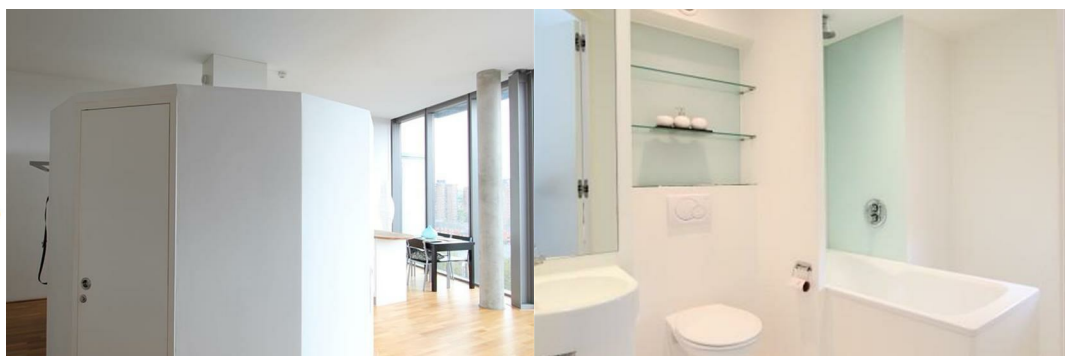


We are proud to present for sale this innovative refurbished 4th floor apartment based within the Award winning iconic Abito development in Greengate. The apartment rivals most one beds in the area for space. At 586 sq ft the extra space, 10ft high ceilings and floor to ceiling windows that you get with this studio PLUS floor plan are just a few of the unique points to this apartment.

The Abito concept is focused around a central pod which houses all the utilities including the newly fitted kitchen, with separate kitchen island, a well appointed 3 piece bathroom and washing machine/utility area. Having a centralised island enables the occupier to enjoy full use of the space to create a chic and comfortable living environment.

Boasting a large, private balcony with enviable views to the city centre and floor to ceiling windows help provide modern living, with additional storage from huge walk in wardrobes.

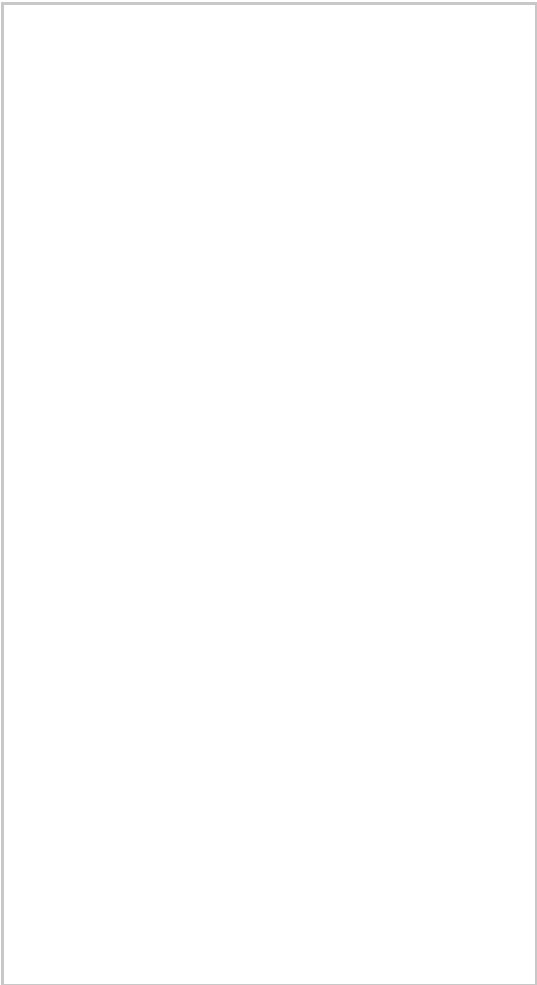
Located within the heart of Manchester, with only an 8 minute walk - 0.4 Miles from the city's Harvey Nichols department store, 5 minutes from Victoria Station and Manchester's shopping centre and within close



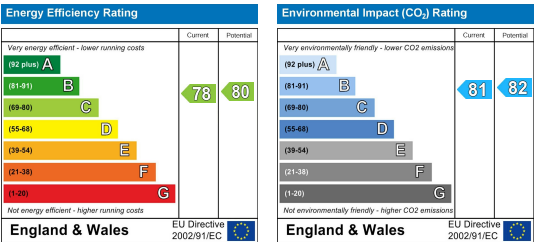
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.