



 1  
Bedroom

 1  
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market a one bedroom 12th floor one bedroom apartment in Tempus Tower, 9 Mirabel Street, Manchester, M3. The apartment comprises of a spacious, open plan lounge with fitted kitchen, balcony with views across north manchester, one double bedroom and a three piece bathroom suite. The development comes with the added benefit of a concierge service and is situated in an excellent location within walking distance to Victoria Train Station and the City Centre. Offered to cash buyers only.

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#### **Hallway**

Ceiling light point, wood laminate flooring, storage cupboard housing boiler, provides access to all rooms.

#### **Lounge / Kitchen** *5.59m x 3.49m (18' 4" x 11' 5")*

Ceiling light point, wood laminate flooring, television point, door french doors leading to balcony. Fitted kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, sink unit with mixer tap, intergrated fridge freezer.

#### **Bedroom** *3.07m x 3.62m (10' 1" x 11' 11")*

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, wood laminate flooring.

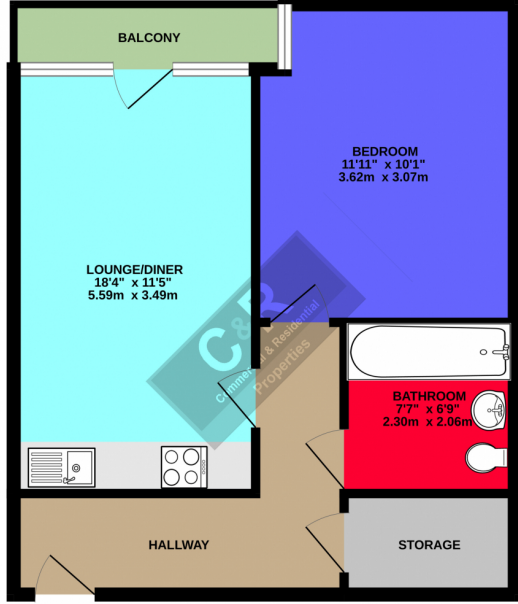
#### **Bathroom** *2.30m x 2.06m (7' 7" x 6' 9")*

Three piece suite comprising bath with overhead shower, wash hand basin, low level WC, towel radiator, fully tiled walls and flooring.

#### **Agent Notes**

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. all services have not and will not be tested

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 9 Mirabel Street, M3

