



Apartment 4, Sakina House, 3 Hill Street | Withington | M20
3GR

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Features

- Spacious Top Floor Apartment
- New Development
- Finished to a High Standard Throughout
- Large & Bright Open Plan Living Area
- Two Bathrooms

Sakina House is a NEW DEVELOPMENT which is found on the corner of Burton Road and Hill Street, in the heart of Withington Village, the delightful building homes FOUR STYLISH APARTMENTS. This beautiful apartment is located on the TOP FLOOR and offers an incredible 968 sqft of living space! The private entrance hall can be found on the

first floor, and then you will find stairs that lead up to the top floor hallway – so it feels extremely SPACIOUS. The apartment boasts a LARGE OPEN PLAN LIVING AREA (7.27m x 6.48m), a storage cupboard, TWO BATHROOMS including one ENSUITE shower room and TWO DOUBLE BEDROOMS all of which allow the natural light to beam through the

rooms. The apartment has been done to a HIGH STANDARD THROUGHOUT, it is ready to move into but still has great potential to put your own decorative touch on the property, making it perfect for a large range of buyers including FIRST TIME BUYERS, young professionals, couples and BUY-TO-LET INVESTORS.



The property is conveniently located for local amenities including cafe's, restaurants and shops on Wilmslow Road, Old Moat Park and the hospitals which are all a short stroll away and not to mention the FANTASTIC TRANSPORT LINKS with the Metrolink being located on Burton Road and great bus routes through Withington that get you directly into Manchester City Centre and access to the University Campuses.

PLEASE NOTE - The council tax banding will be available when the title deeds have been split.

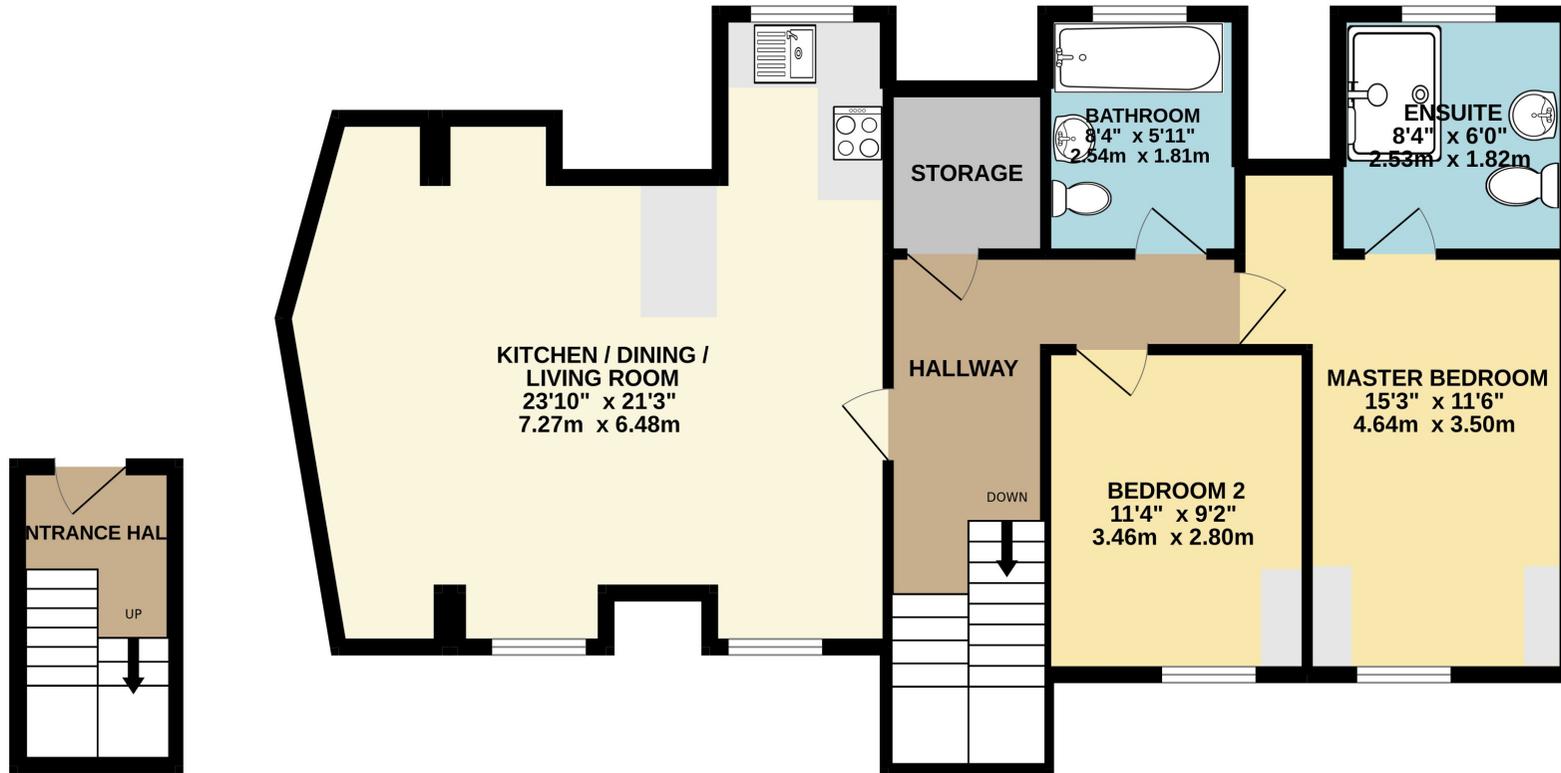
Please get in touch with the Edward Mellor Withington Branch to arrange a viewing as soon as possible. It is definitely one to see in person to understand the benefits this property has.

FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

FIRST FLOOR
58 sq.ft. (5.4 sq.m.) approx.

TOP FLOOR
910 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

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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Important Information

- Tenure:Leasehold
- Years Remaining on the Lease : 999 Years
- Annual Ground Rent: £5

- Annual Service Charge: £2500

EPC Rating

Unit 1A, 160-164 Wellington Rd, M20 3FU
T: 0161 445 5560
E: withington@edwardmellor.co.uk



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