



2 Bed Apartment located in The Drum East Manchester

No offers £130,000

- Fifth Floor Two Bedroom Apartment with Parking
- Open plan living / kitchen
- Bathroom with shower over bath
- Utility cupboard housing washing machine point
- Balcony overlooking car park, river and Phillips Park
- Previously tenanted - would suit investor
- Estimated rental IRO £1000 PCM
- Nearest tram stop are Velopark and Eithiad Campus
- 0.25 to Eithiad and Co-Op live
- Cladding works due to commence in 2025



MaddoxNoel
ESTATE & LETTINGS AGENTS

Important information - Cladding

The Drum development is currently preparing for external cladding remedial works, with plans to commence in 2025. These works will be fully funded by the developer under The Pledge, ensuring peace of mind for future residents.

While the building does not yet hold an EWS1 certification, this presents an opportunity to purchase an apartment ahead of the premium typically associated with certified buildings. Buyers who act now may benefit from more competitive pricing before certification is in place.

Some lenders may consider financing on this property, though options may vary, so we recommend exploring different providers and can provide potential buyers with access to our partner financial services if require. That said, this opportunity may be particularly well-suited to cash buyers looking to secure a home or investment in a sought-after location with future uplift potential.

About the area

Perfectly positioned in the heart of Manchester’s vibrant Sportcity district, Apartment 40 at The Drum offers exceptional connectivity and convenience. Just a 5-minute walk to Philips Park, residents can enjoy peaceful green space right on their doorstep. The Etihad Stadium and Co-op Live Arena are also within a 5-minute stroll, making this an ideal spot for sports and entertainment lovers. Asda Eastlands is just around the corner for everyday essentials, while the Etihad Campus Metrolink stop is less than 0.1 miles away, providing fast and easy access to the wider city. Manchester city centre, Ancoats, and New Islington are all within a 5-10 minute drive or a short tram ride, placing you close to some of the city’s most popular shops, bars and restaurants.

Compliance Checks

Please note: To ensure that we comply with HMRC anti-money laundering regulations, we outsource our buyer compliance

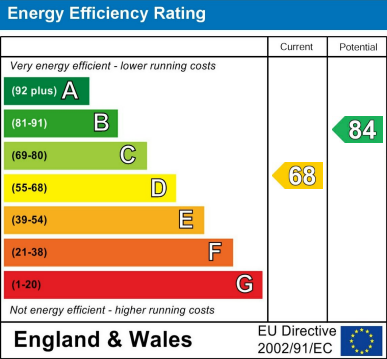
check, for which there is a charge of £54 (including VAT) per person. This will apply should you agree an offer on a property with Maddox Noel. This fee covers the cost of mandatory identity verification, anti-money laundering, and source-of-funds checks, including third-party processing and administrative handling.

Material Information

Part A: Essential Information
Price: £130,000
Tenure: Leasehold 250 Years from 2007
Council Tax Band: C
Service Charge Information:
Total due 01.09.2024 to 31.08.2025 = £3666.34
01.09.2024 to 28.02.2025 Half yearly service charge in advance £1833.17
01.03.2025 to 31.08.2025 Half yearly service charge in advance £1833.17

Part B:

Property Construction: Standard
Utilities: Electric Heating
Parking: Secure parking



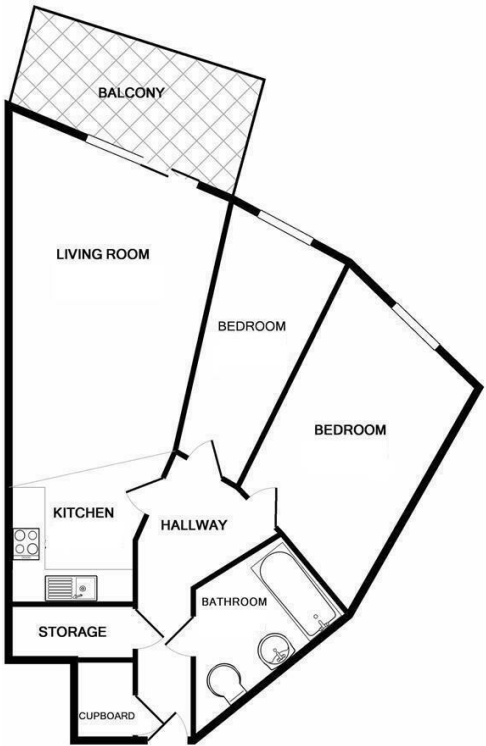
Nestled in the vibrant heart of East Manchester, this fifth-floor apartment in The Drum on Stuart Street offers modern living and convenience. Spanning 549 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for first time buyers, or investors.

The open-plan living area is designed for both comfort and functionality, seamlessly integrating a fitted kitchen with ample storage and workspace. Large windows allow natural light and patio door opens onto the private balcony, where you can enjoy picturesque views of Philips Park and the river.

This apartment comes with the added benefit of parking. Its prime location places you just two miles from the city centre, with easy access to the Etihad Stadium, Co-Op Live, and Eastlands Asda, ensuring that all your daily needs are within reach.

Cladding work is scheduled to commence in 2025, which has been taken into consideration when pricing the apartment. This presents a opportunity to purchase before potential price increases when an EW1S form is secured.

Previously tenanted, this property is offered with vacant possession, making it an excellent investment opportunity for those looking to enter the rental market. Whether you are seeking a new home or a strategic investment, this apartment on Stuart Street is not to be missed.



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
Made with Metropix ©2019

CONTACT

Colony One
Suite 1.24 1 Silk Street
Ancoats
Manchester
M4 6J 7
E: hello@maddoxnoel.com
T: 0161 543 3406
www.maddoxnoel.com

