

62 The Gallery 347 Moss Lane East
Manchester M14 4LB
£140,000

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Forming part of this modern development, this well-presented, third floor apartment offers modern living in a popular area, convenient for access to the Manchester Royal Infirmary, Whitworth Park and the City Centre.

Oxford Road is within easy reach, offering a diverse mix of restaurants, bars and university life. Transport links are also readily available: Moss Lane East has stops for regular bus routes leading in and out of the city centre.

A communal entrance and hallway give the choice of a lift or stairs to the upper floors. A private entrance to the apartment opens to the hallway which has built-in storage. The spacious main reception room features a Juliet balcony which overlooks the communal gardens to the rear. The room opens to a modern fitted kitchen.

The accommodation includes two well-proportioned bedrooms and a bathroom fitted with a white suite with shower over the bath.

Secure gated parking is provided for residents and guests. The outside parking area is available for guests, whilst there is a designated parking space in the car park beneath the building.

This property is available with no onward chain and it is perfect for those looking for a contemporary living space with easy access to local amenities and transport links. Whether you are a first-time buyer or seeking a buy-to-let opportunity, this property represents an excellent choice.

- PVCU Double Glazing
- Electric Heating
- Two Bedrooms
- Modern Kitchen
- Open-plan Living/Dining Room with Juliet Balcony
- Bathroom with White Suite
- Allocated Car Parking Space
- Maintained Communal Gardens
- Popular & Convenient Location
- No Onward Chain

Tenure: Leasehold
Council Tax: Manchester B

Communal Entrance
Choice of stairs and elevator to the upper floors.

Private Entrance to Apartment

Entrance Hallway
7'9 max x 7'3 max
Built-in storage.

Kitchen
8'5 x 7'2
Open to:

Living/Dining Room
10'3 x 14'7
With double doors to Juliet Balcony

Bedroom One
11'4 max x 13'5 max

Bedroom Two
8'7 red to 5'8 x 13'6 max

Bathroom
7'2 x 7'3

Externally
Gated entrance to the car park, with spaces for visitor parking.
Allocated space (number 62) in the car park beneath the building.
Maintained communal grounds.

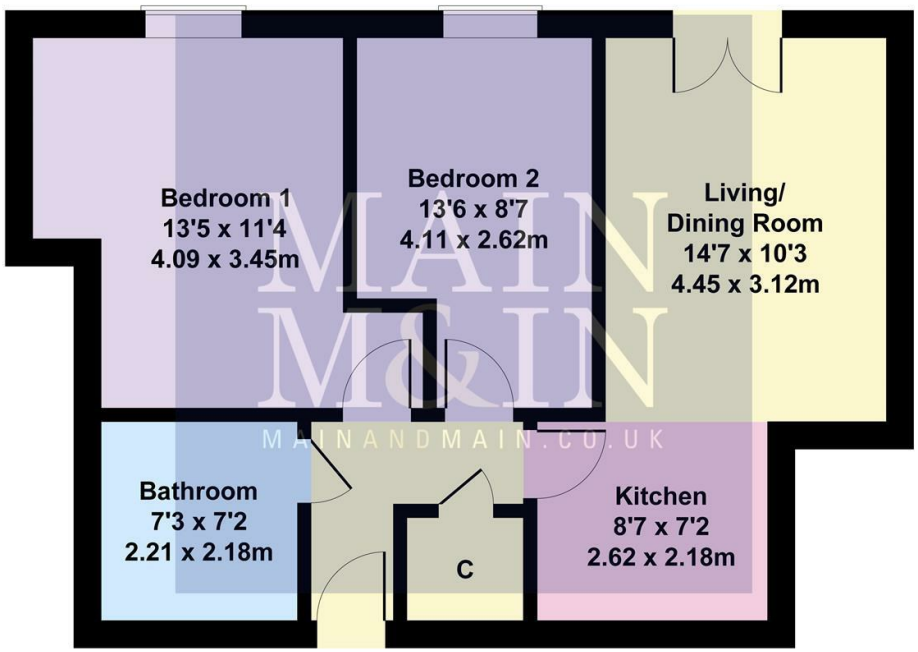
Additional Information
Leasehold Length: 106 years remaining - Expires 31/12/2131
Ground Rent: Currently £200pa
Service Charge: Currently £1,776.78 pa (Split into 2 payments of £888.39 in January and June)






The Gallery

Approximate Gross Internal Area
596 sq ft - 55 sq m



Not to Scale. Produced by The Plan Portal 2025
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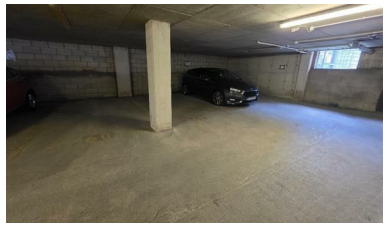
To view this property call Main & Main on 0161 437 1338











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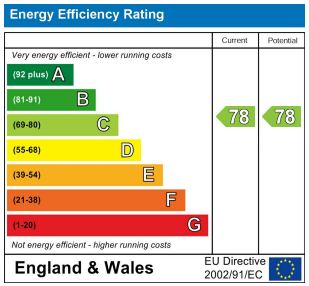
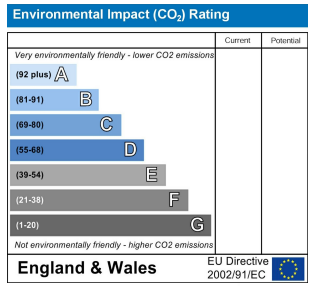
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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