



Apt 20 Tobacco Factory, 3 Naples Street, Manchester, M4 4DH

A lovely one bedroom Apartment located at Tobacco Factory III, a popular building located at Angel Meadows, a short walk to Victoria Station and Manchester City Centre. The apartment is located on the second floor and the development benefits from large windows and high ceilings giving a loft apartment feel.

The apartment has laminate flooring throughout. Internally the layout comprises- entrance hallway leading to open plan living space, with kitchen off, with recently installed oven. There is a large double bedroom, and good sized bathroom with bath and shower over. No Parking. Council Tax Band C. EPC Rating B. EWS-1 is underway and Mortgage Buyers are Welcome

Offers Over £135,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring, deep cupboard housing hot water system and plumbed for a washing machine

Living/Dining Room

19'4" x 16'0"

The L-Shaped room has two double glazed windows and electric heaters. Laminate flooring. Open to-

Kitchen

7'10" x 7'5"

Wall and base units with one and a half bowl sink unit, fridge/freezer, dishwasher, oven, hob and extractor hood.

Bedroom

11'3" x 8'8"

Two double glazed windows, laminate flooring and electric heater.

Bathroom

8'11" x 5'6"

Three piece suite with shower attachment over the bath, wash hand basin and w.c. Part tiled walls, laminate flooring and heated towel rail.

Additional Information

Service Charge £3000 pa TBC

Lease 999 years from 2002

Ground Rent £100 pa

Building Managed By Complete Property Management Solutions

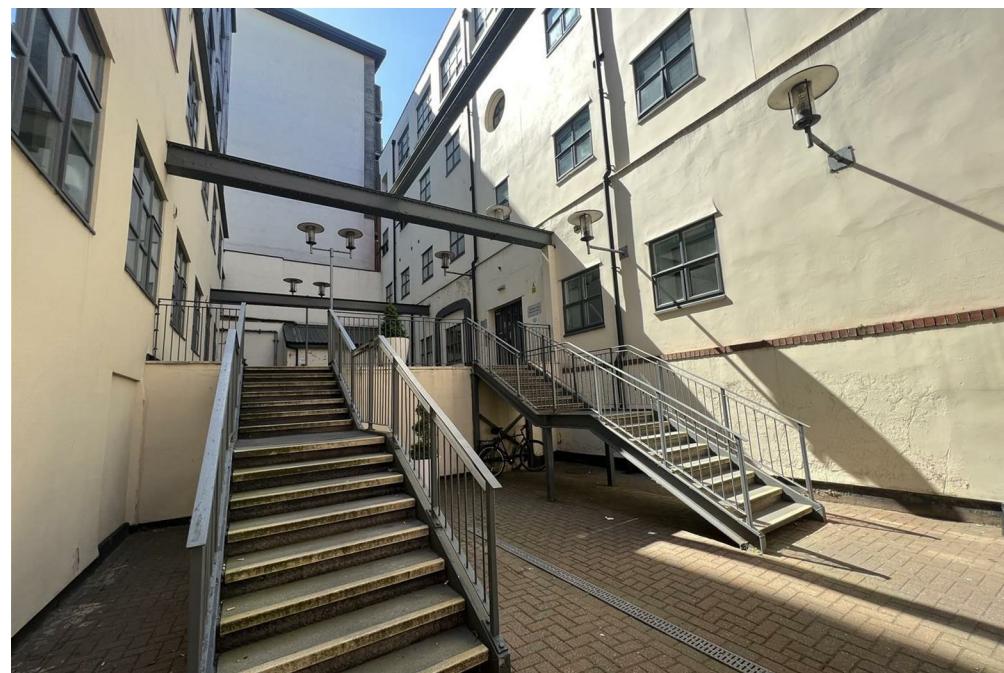
EWS-1 works are due to be completed by October 2026.

Agents Note

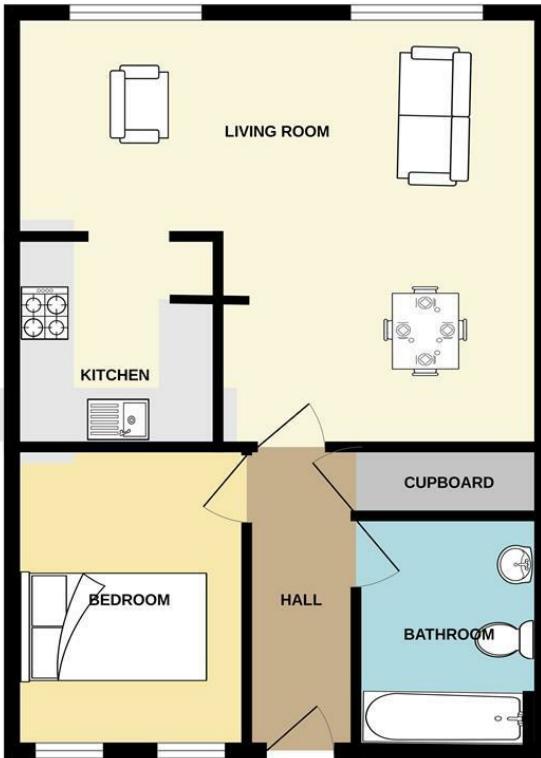
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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