



Apt 140 The Assembly, One Cambridge Street, Manchester, M1 5GB

EWS1 Form Available. Mortgage Buyers Welcome

We are pleased to have for sale this very well presented two bedroom apartment found on the 23rd floor of the Assembly development on Cambridge Street. The property comprises of a spacious lounge with access to a balcony, kitchen with integrated appliances, two double bedrooms with the master including a modern en-suite, a family sized bathroom with contemporary fixtures and fittings. Communal gardens. No Chain. Mortgage Buyers Welcome. EWS-1 Available.

Asking Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all rooms, hot water storage and plumbing for washing machine

Kitchen / Lounge

17'10" x 18'9"

Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated fridge / freezer, dishwasher, oven / hob and extractor fan, electrical power sockets. Laminate wooden flooring, spot lighting, electrical heater, access to balcony through French double doors. The lounge has wooden laminate flooring, dining area, spot lighting, electric heater, access to the balcony.

Bedroom One

11'4" x 8'10"

Fitted carpets, electrical power sockets, spot lighting, electrical heater, double glazed UPVC window, access to en-suite.

En-Suite

4'7" x 7'11"

Part tiled, en-closed glass shower cubicle with rain attachment and mixer, low level W.C, hand wash basin, fitted mirror, chrome heated towel rail.

Bedroom Two

17'6" x 10'2"

Fitted carpets, electrical power sockets, spot lighting, electrical heater, double glazed UPVC

Bathroom

5'8" x 7'5"

Fully tiled bathroom, bath with glass shower screen, low level W.C, hand wash basin, fitted mirror with complimentary lighting, heated chrome towel rail.

Externally

Access to balcony through lounge, communal garden.

Additional Information

Service Charge- £2,261.00

Ground Rent- £300.00

Council Tax Band- D

EPC- C

Leasehold- 250 years from 2006

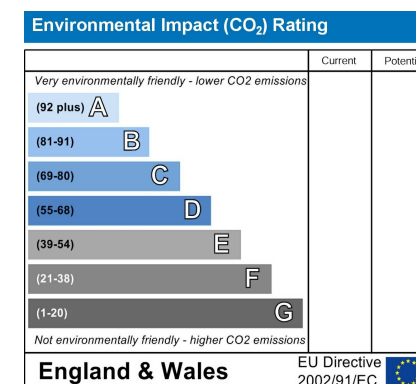
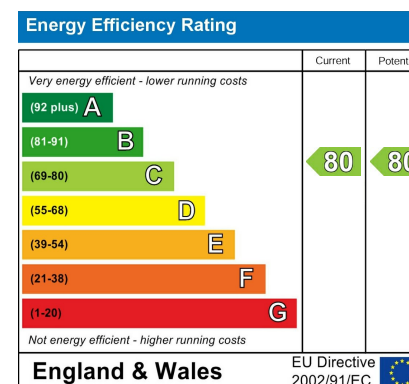
Management company- Zenith

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details

Disclaimer

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