



Apt 9 Tobacco Factory, 30 Ludgate Hill, Millennium Quarter, Manchester, M4 4TF

EWS-1 in place. MORTGAGE BUYERS WELCOME

An absolutely stunning conversion apartment on the first floor of this sought after development on Ludgate Hill a short distance from Victoria Station and the Northern Quarter. The accommodation on offer includes an entrance hallway with spacious storage cupboard, beautifully presented large living/dining area with high ceiling and larger than average warehouse style windows, stylish and contemporary kitchen with a range of integrated appliances to include oven and hob, dishwasher and fridge/freezer, huge master bedroom with refitted ensuite shower, second double bedroom and an immaculate bathroom with shower over the bath. Secure parking. No Chain

Price £320,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wood flooring, access to all rooms.

Lounge /Kitchen

22'3" x 25'1"

This bright and spacious room has larger than average warehouse style windows, Integrated Oven/ Hob, Extractor Fan, Fridge/Freezer , under cabinet lighting, spot lighting. wine storage, Wooden flooring

Bedroom One

11'5"

Fitted carpet, access to ensuite shower room, electrical power sockets, spot lighting, opaque glass block windows leading out onto the hallway.

En-Suite

4'9" x 6'10"

Part Tiled en-suite, Shower cubicle with shower attachment and mixer, hand wash basin, WC and electrical heated chrome towel rail.

Bedroom Two

12'9" x 11'2"

Fitted carpets, Spot Lighting, opaque glass block windows leading out onto the hallway, electrical heater, fitted wardrobe space.

Bathroom

9'11" x 6'1"

Part tiled bathroom, hand wash bason, WC, heated chrome

towel rail, shower attachment with mixer, spot lighting, fitted mirror with storage.

Externally

The property comes with a parking space

Additional Information

Service Charge Approx £3200 pa

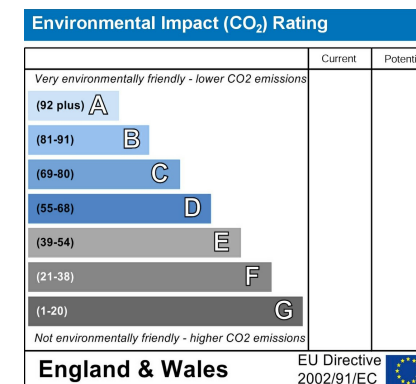
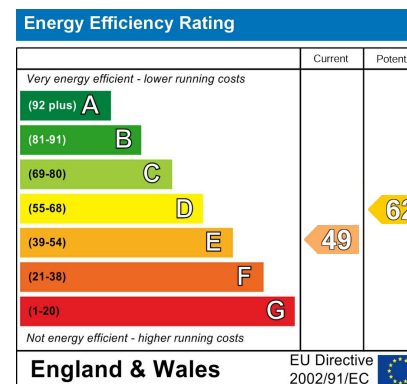
Lease 999 Years From 1999

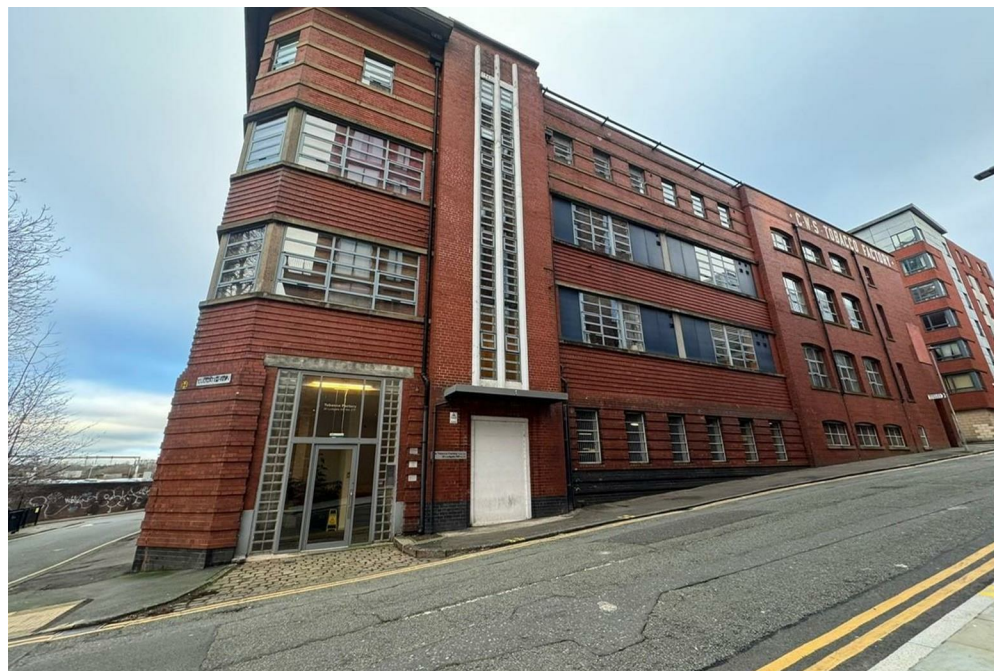
Ground Rent £100 pa

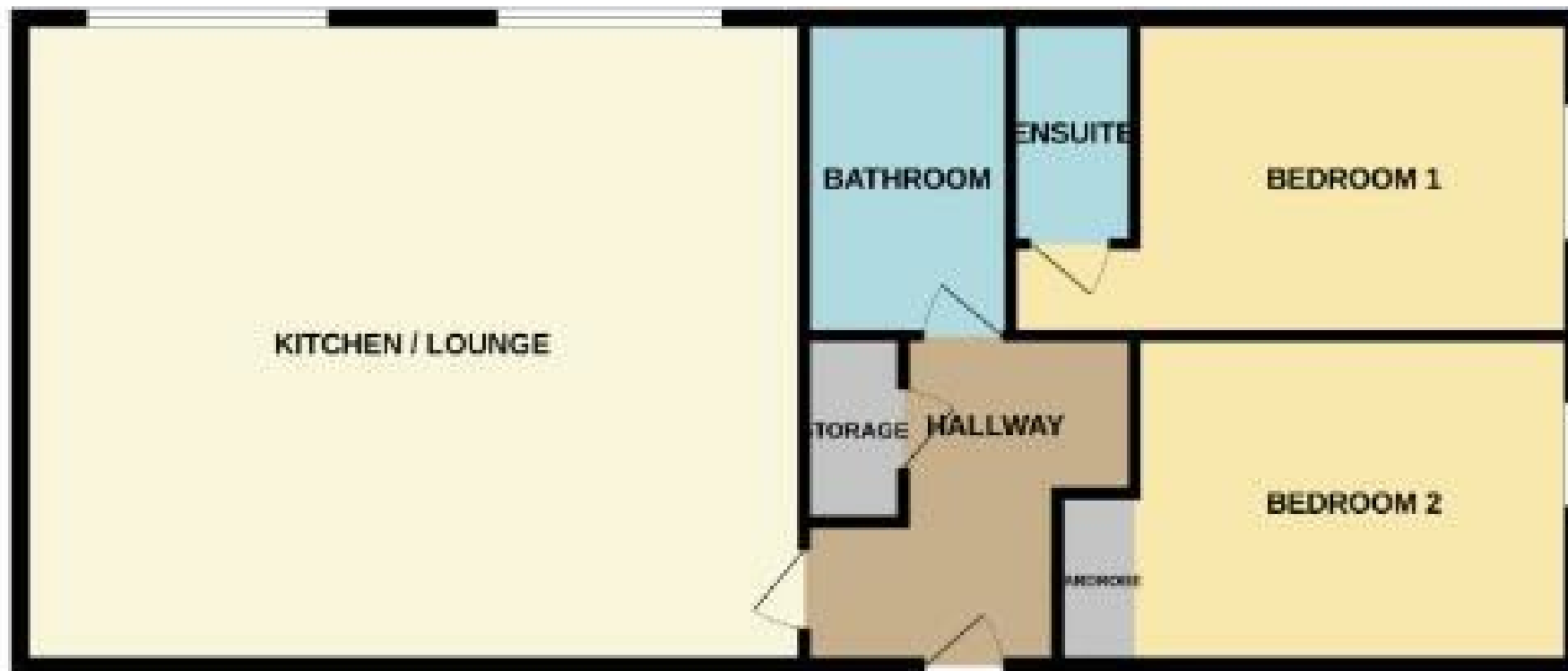
Building Managed By Complete Property

Agents Notes

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