



## Flat 9 Annadale Place, 12 Warden Street, Manchester, Offers In The Region Of £145,000



**\*\* SECURE ALLOCATED PARKING SPACE INCLUDED \*\*** This well presented two bedroom apartment forms part of a low rise purpose built development within the Newton Heath region and is approximately 10 minutes from Manchester city centre. The second floor property boasts a bright corner aspect position and is within easy reach of transport links including Newton Heath and Moston Tram stop and supermarkets such as Lidl and ASDA supermarket. It's currently tenanted on a periodic tenancy and would be suitable for both investors and first time buyers. The accommodation has been well maintained by the current resident and briefly comprises; entrance hallway, open plan living room with Juliet balcony, modern fitted kitchen diner, two double bedrooms, bathroom and en suite shower room. EPC rating B.

Lease: 998 years from 2011  
Annual Ground Rent: £100  
Annual Service Charge: £1,699

- SECOND FLOOR CORNER ASPECT POSITION
- BATHROOM + EN SUITE SHOWER SUITE
- WELL MAINTAINED LOW RISE DEVELOPMENT
- SUITABLE FOR INVESTORS & FIRST TIME BUYERS
- GAS CENTRAL HEATING
- SPACIOUS TWO BEDROOM APARTMENT
- GATED RESIDENTS' PARKING
- 10 MINUTES DRIVE FROM MANCHESTER CITY CENTRE
- OPEN PLAN LIVING ROOM WITH JULIET BALCONY
- CLOSE TO NEWTON HEATH & MOSTON TRAM STOP

