



Apt 42 Whitworth House, 53 Whitworth Street, Manchester, M1 3WS

This lower ground one bedroom apartment is located in Whitworth House, close to the Universities and The Village. Entrance hallway, spacious living/kitchen with laminate flooring and fitted kitchen units, three piece bathroom suite, double bedroom with fitted wardrobes. Wet electric heating system and double glazed windows. No Chain. Sold as seen. No Parking.

An ideal starter home or rental investment. Rental potential £850 pcm A gross return of 7.84%, The apartment is 505 sqft in size which is larger than the average one bedroom in town.

Offers In The Region Of £120,000

Viewing arrangements

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

Entrance Hall

Laminate flooring, cupboard housing hot water and heating system

Living Room

15'8" x 14'0"

Two double glazed windows. Two radiators and laminate flooring. Open to-

Kitchen

9'8" x 5'2"

Wall and base units with sink. Kitchen cooker range (not checked if working) laminate flooring and spotlights

Bedroom

11'5" x 10'0"

Two double glazed windows and radiator. Built in wardrobes and drawer unit. Laminate flooring.

Bathroom

8'9" x 5'2"

Three piece suite with shower attachment, tiled floor and radiator.

Additional Information

Service Charges £2595.61p pa

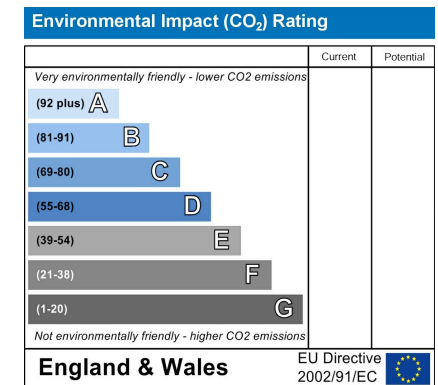
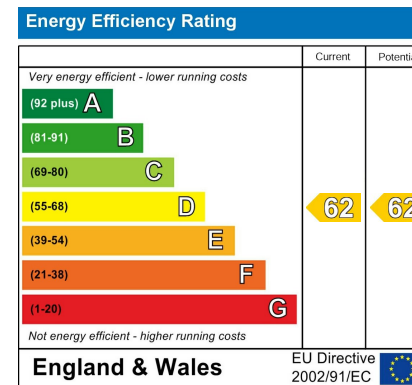
Lease 999 Years from 1997

Ground Rent. Peppercorn

Building Managed by Casserly.

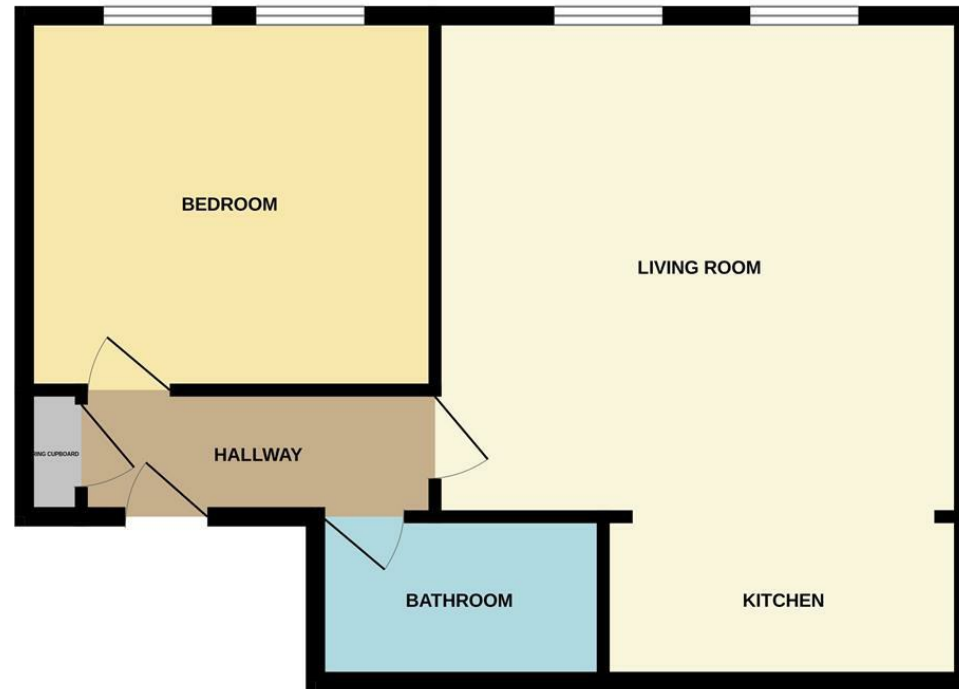
Agents Notes

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GROUND FLOOR



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