



Office Design & Build

Opus4



Apt 702 Sky Gardens, 7 Spinners Way, Castlefield, Manchester, M15 4UX

We are pleased to have for sale this one bedroom duplex, found on the 7th floor of the Sky Gardens development. Internally the property offers a neutral colour pallet throughout, an entrance hallway, a lower ground floor W.C, spacious lounge, kitchen with integrated oven / hob, dishwasher, extractor fan, fridge freezer and storage access with the hot water tank. On the first floor you will find a double bedroom with access to a walk through dress in area and modern en-suite. No Chain. Mortgage Buyers Welcome. EWS-1 in place

Asking Price £135,000

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 and first floor;

Lounge / Kitchen

21'3" x 9'6"

Spacious lounge with wooden flooring, two large double glazed windows, Scandinavian style wooden ceiling and walls, electric heater, spot lighting. Wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated fridge / freezer, oven , hob, dishwasher and extractor fan. Ressecced storage for washing mashine.

Cloakroom/wc

5'0" x 6'2"

Hand wash basin, low level W.C, fitted mirror.

First Floor;

Wooden flooring, spot lighting, access to bedroom

Bedroom

13'5" x 9'6"

Spot lighting, electrical power sockets, access to walk in dress area and built in wardrobe

En-suite

8'10" x 6'6"

Hand wash basin, walk in shower cubicle, shower attachment with mixer, fitted mirror, low level W.C

Additional Information

Tenure: Leasehold

Annual service charge (inclusive of buildings insurance): £2,719.48

Annual ground rent: £182.50

Length of lease: 150 years from 2016

Management company: RMG

EPC Rating- B

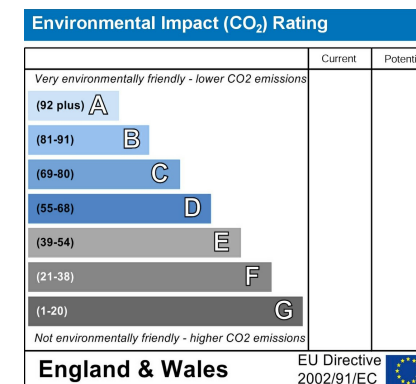
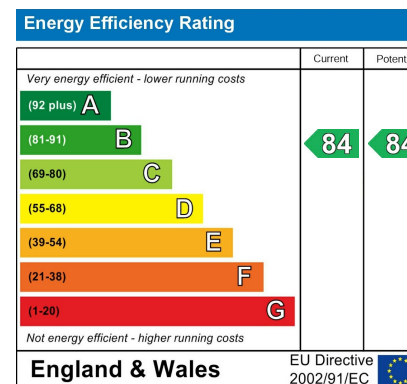
Council Tax Band - D

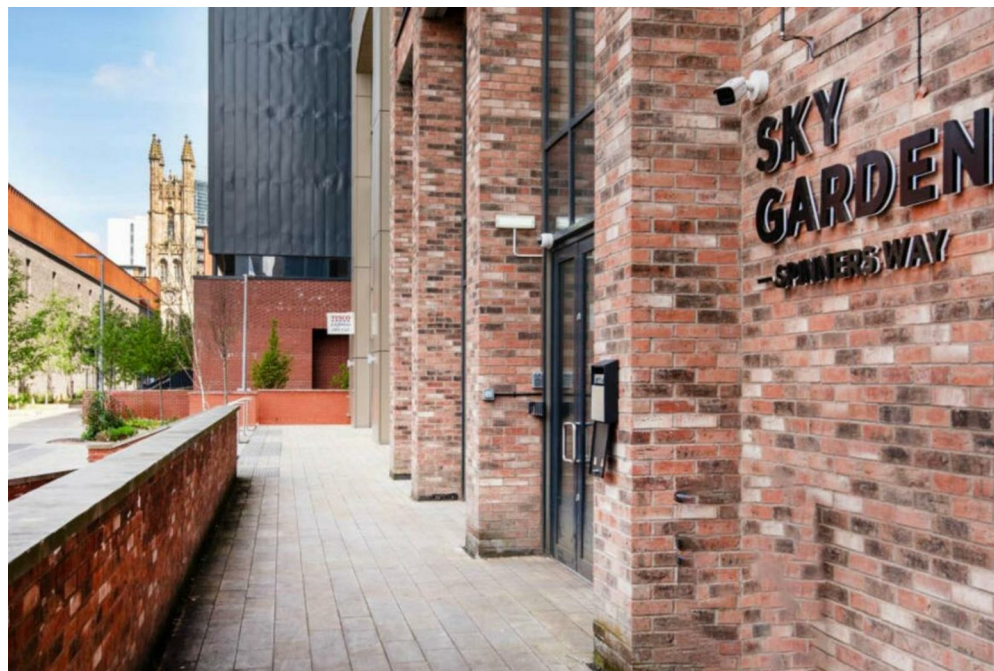
Agents Notes

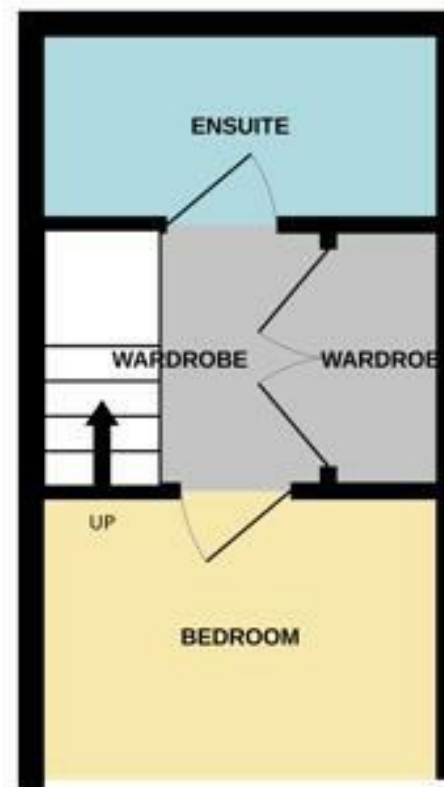
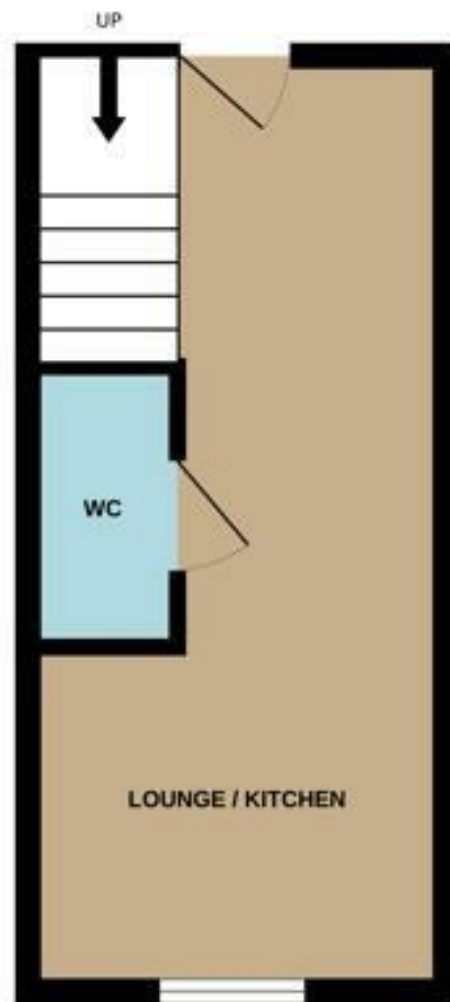
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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