



3 Stillwater Drive
Manchester M11 4TE
Offers Over £130,000

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3 Stillwater Drive Manchester M11 4TE

Offers Over £130,000

A stylish apartment located in a modern purpose-built block, close to amenities and transport links.

Sought-after location - A superb first time or investment purchase.

- Modern Two Bedroom Apartment
- Popular Development
- Convenient Location

Bedroom One
11'3 x 9'0

Bedroom Two
8'7 x 9

Lease details
229 years remain of a 250 year lease which expires on 29/10/2155
Service/Maintenance charge: £247 PCM (£2,964.00 PA)



Living Room/ Kitchen.

19'2 x 10'9

Sliding door to Balcony

Entrance Hallway

11'3 x 4'

Storage Cupboard

Bathroom

8'9 x 7

Four Piece Suite with Bath, Separate Shower,
Wash basin

Tenure: Leasehold

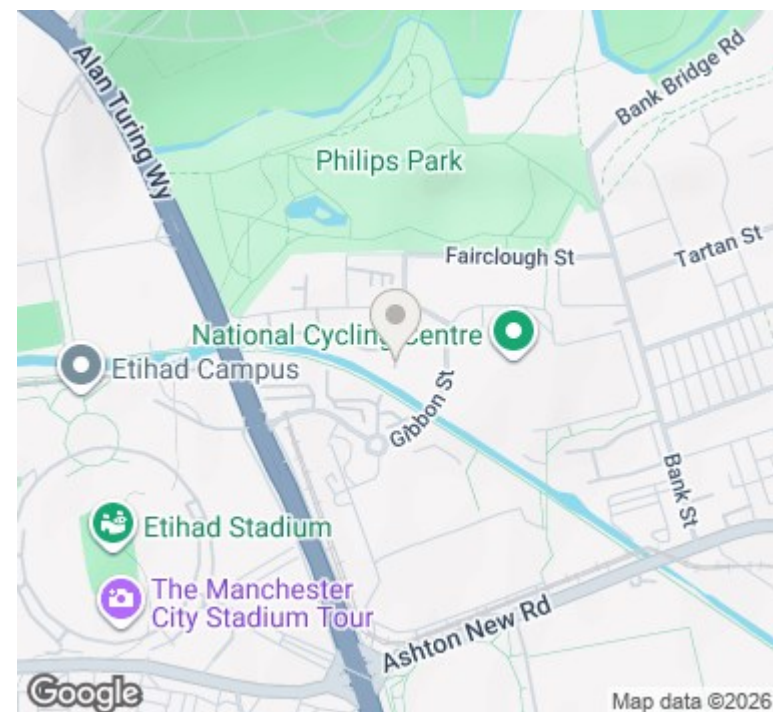
Council Tax: Manchester B



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498