



**77 THE CITADEL, 15 LUDGATE HILL,  
MANCHESTER, M4 4AP**

**£139,000  
LEASEHOLD**


The Citadel at 15 Ludgate Hill presents an exceptional opportunity for discerning investors. This modern property boasts two well-appointed bedrooms, making it ideal for professionals or small families seeking a vibrant urban lifestyle. The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

With two bathrooms, this residence ensures convenience and comfort for its occupants. The thoughtful layout maximises space and functionality, catering to the needs of contemporary living. Additionally, the property includes parking for one vehicle, a valuable asset in this bustling city.

Situated in a prime location, The Citadel provides easy access to Manchester's extensive amenities, including shops, restaurants, and cultural attractions. The area is well-connected by public transport, making it an attractive option for those commuting to work or exploring the city.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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