



Apt 307 Moho, 42 Ellesmere Street, Castlefield, Manchester, M15 4FY

Mortgage Buyers Welcome. EWS1 Form Available

This excellent 3rd floor one bedroom apartment is in The MoHo development designed by Urban Splash and is located on Ellesmere Street in the desirable area of Castlefield. Entrance hall with storage, galley style kitchen with integrated appliances. Separate living area and double bedroom with built in sliding wardrobes. One large balcony off the living room, kitchen and bedroom. No Chain. Council tax band B.

Asking Price £130,000

Viewing arrangements

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

The Building

The building's fire safety has recently been upgraded to A1 rating after extensive refurbishment. There are excellent local transport links, including Cornbrook & Deansgate Tram Stations and easy vehicle access to the Mancunian Way. The City Centre is a 20 minute walk. There is local canal access with vibrant bars, cafes and restaurants. There are several 'big name' local grocery stores

Entrance Hall

Fitted carpets with sliding door housing the hot water system and a washing machine. Hidden sliding door to the bedroom

Living Room

13'5" x 9'6"

Floor to ceiling patio door leading onto the balcony. Wooden flooring and electric heater. TV and power points.

Kitchen

9'10" x 4'11"

Modern wall and base units with fridge / freezer, oven, hob and extractor. Quality worksurface with sink unit. Under unit lighting and wooden flooring. Hidden sliding door leading to bedroom.

Bedroom

11'2" x 9'6"

Floor to ceiling patio sliding door leading to the balcony. Sliding wardrobe door conceals the hanging wardrobe space. Electric heater. Recessed sliding door gives access to the kitchen. Wooden flooring

Bathroom

9'10" x 3'3"

This compact bathroom has a bath with shower attachment, wash hand basin and w.c. Fitted mirror and tiled floor

Externally

On-site care-taker and concierge. There is a lift to all floors. Communal gardens. Superb full length balcony with access from all rooms, overlooking the internal grounds.

Additional Information

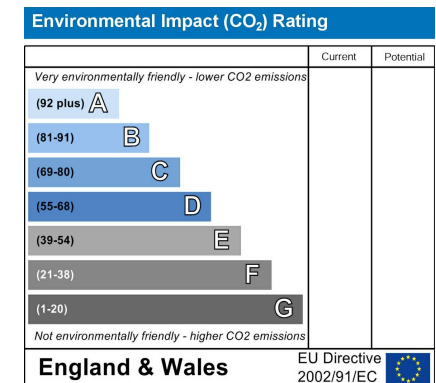
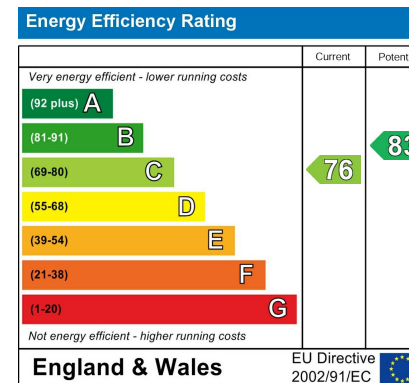
Service Charge £2580.92p pa
Ground Rent £302.96p pa
Lease 999 years from 2003
Building Managed By Realty

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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