



RESIDE
MANCHESTER



The Gallery 347 Moss Lane East
Moss Side, Manchester, M14 4LB

Asking Price £145,000

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The Gallery 347 Moss Lane East

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This 2 bedroom apartment is located on the fourth floor of The Gallery building, benefitting from a spacious open plan living area and a Juliet balcony.

Situated on outskirts of Manchester City Center, this property is located a 5 minute walk from Oxford Road, where the universities can be found along with various independent shops, restaurants and bars. As well as being located a 12 minute walk to Hulme High Street Retail Park, where multiple retail stores can be found, such as Asda Superstore and the Market Hall. Whilst being a short walk away from the world famous Curry Mile!

The Gallery is located close to Whitworth Park, home to the Whitworth Art Gallery and is only a brief walk away from Oxford Road where a variety of bars, restaurants and the university can be found. As well as being located along the bus routes for a short ride into the City Centre.

Property is vacant and available for cash buyers or buy to let mortgages.



The Tour

Apartment 72 is located on the 4th floor of The Gallery. The property benefits from a secure parking space. Entering into a spacious hallway with doors leading to the rest of the accommodation.

Living/Kitchen - Open plan living/kitchen area, laminate wooden floor throughout the apartment. Juliet balcony to the rear overlooking the rear communal gardens.

Bedrooms - Wooden floor throughout, TV points and a double glazed window.

Bathroom - Panelled bath with wall mounted mixer shower, low level WC and a wash hand basin. Partial tiled wall and vinyl flooring.

The Area

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Lease Information

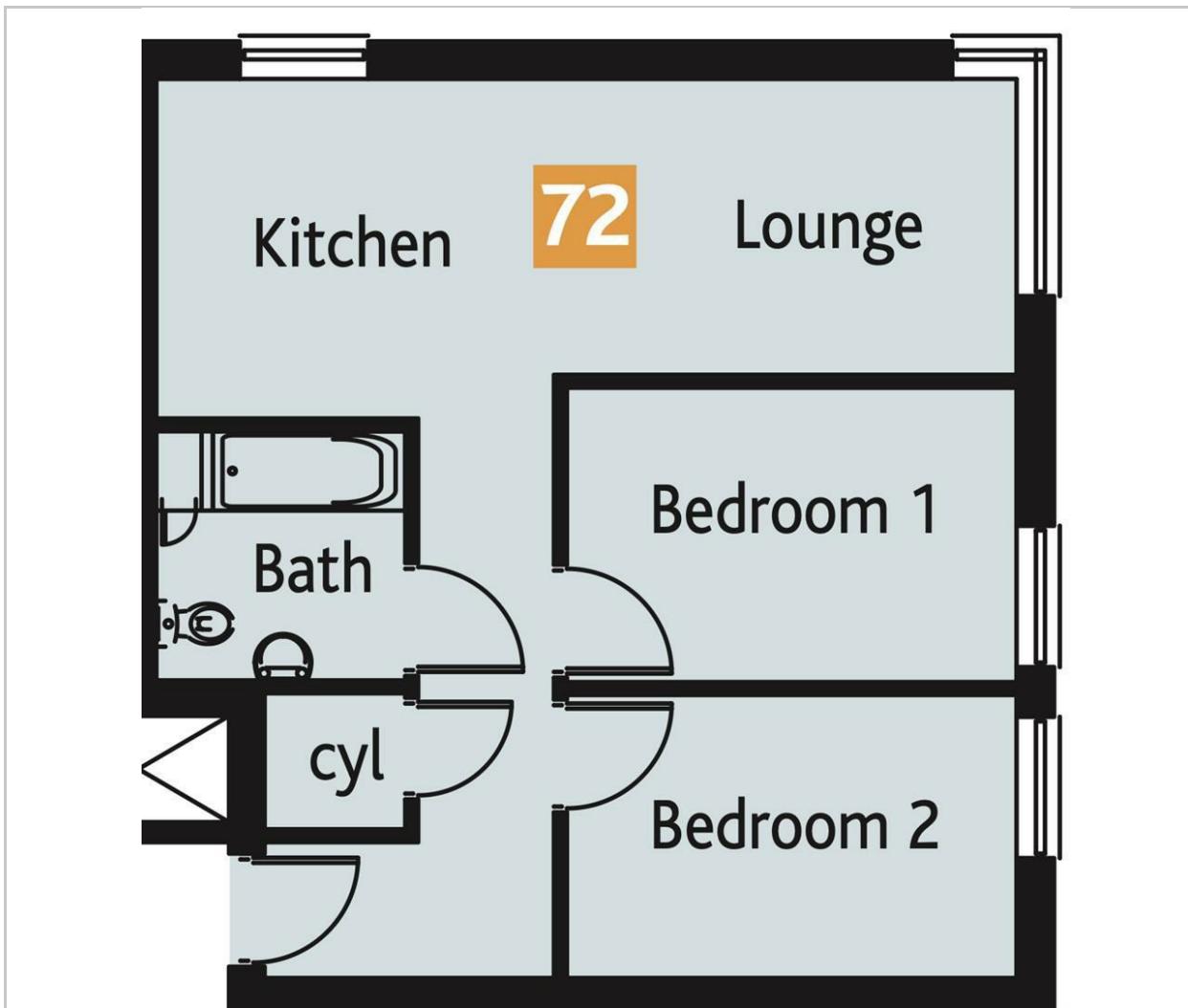
Length of lease - 125 years from January 2006

Service charge - £1,678.83

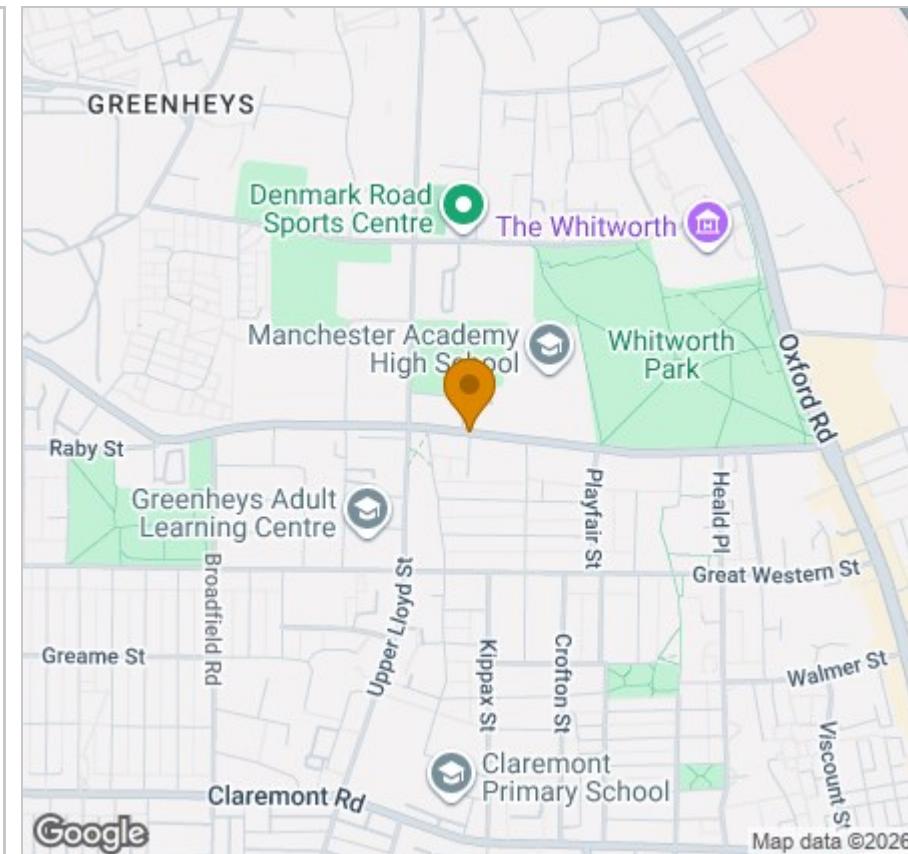
Ground rent - £200 per annum

- Two Double Bedrooms
- One Bathroom
- Juliet Balcony
- Parking Included
- Vacant Possession
- EPC Rating D
- Close to City Centre
- Close to Public Transport

Floor Plan



Area Map



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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