



Apartment 71 The Wentwood, 72-76 Newton Street, £215,000



**** SECURE ALLOCATED PARKING SPACE INCLUDED ** EWS1 FORM IN PLACE **** A contemporary two bedroom apartment located on the fourth floor of a popular Victorian conversion situated off Great Ancoats Street in a prime city centre location. The property boasts a full width balcony and would be an excellent investment opportunity for investors and first time buyers given the development's desirable location. The Wentwood is a short distance from the Northern Quarter, a highly sought after area of the city with a vast array of independent shops, bars and eateries. The spacious accommodation briefly comprises; entrance hallway with storage cupboard, open plan living room, modern fitted kitchen with appliances, two double bedrooms and a stylish three piece bathroom suite. No onward chain. EPC Rating C.

Lease: 125 years from 2002
Annual ground rent: £400
Annual service charge: £3,180
Management Company: Zenith

- FOURTH FLOOR POSITION
- TENANTED AT £1250 PCM
- NORTHERN QUARTER LOCATION
- SECURE ALLOCATED PARKING SPACE INCLUDED
- EWS1 FORM IN PLACE
- TWO DOUBLE BEDROOMS
- BATHROOM + EN SUITE SHOWER ROOM
- FULL WIDTH BALCONY
- IMPRESSIVE CONVERTED DEVELOPMENT CLOSE TO ANCOATS
- SHORT WALK FROM PICCADILLY TRAIN STATION

