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# Apt 2 15 Piccadilly, Piccadilly Gardens, Manchester, M1 1LT

Owner Occupiers only. Cash Buyers Only

This 2nd floor one bedroom apartment is located in the heart of Piccadilly Gardens and is a 5 minute walk to Piccadilly Station. Entrance hall, spacious living room and comfortable kitchen. There is a double bedroom and three piece bathroom suite. Double and triple glazed windows. High ceilings. Small selective development.

## Price Guide £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

High ceiling and engineered Oak flooring. Cupboard for storage. Access to Bedroom, bathroom and -

### Living Room

18'0" x 14'7"

Four double glazed sash windows, engineered Oak flooring. Feature brick fireplace which would house an electric style fire. High ceilings, open to

### Kitchen

8'8" x 8'8"

Two double glazed windows. Wall and base units with one and a half sink unit, oven, hob and extractor, plumbing for washing machine. Part tiled splash back. Cupboard housing hot water system. Engineered Oak flooring.

### Bedroom

14'11" x 8'2"

Triple glazed window. Engineered Oak flooring. Steps lead down to the bedroom area. Electric heater

### Bathroom

7'5" x 5'6"

Three piece white suite with electric shower over the bath and shower attachment. Wash hand basin and w.c. Electric wall heater. Engineered Oak flooring.

### Additional Information

Service Charges £3655.17p pa

Lease 189 Years from 2000.

Ground Rent Zero

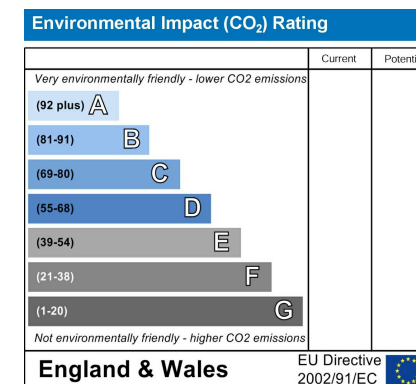
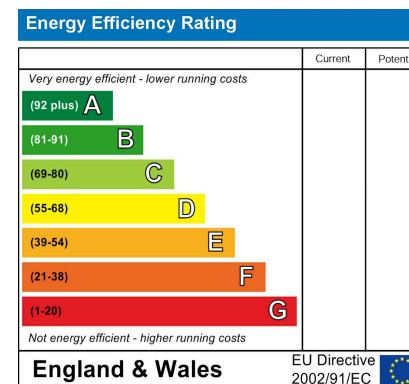
Building Managed by Guinness Partnership

## Agents Notes

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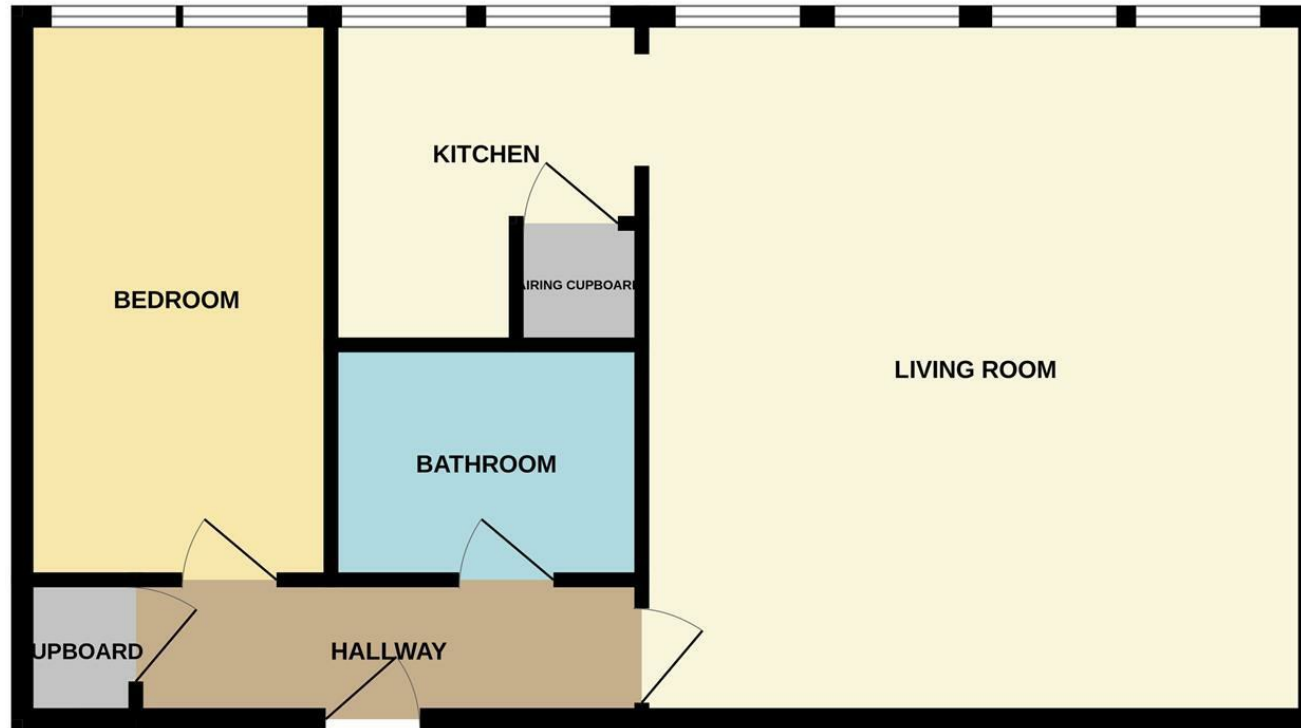
## Disclaimer

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## GROUND FLOOR



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