Kaytons estate agents









Apartment 76 Northern Angel, 15 Dyche Street

, Manchester, M4 4DS

** EWS1 FORM IN PLACE WITH B1 RATING - MORTGAGE BUYERS WELCOME ** SECURE UNDERGROUND PARKING SPACE INCLUDED ** This well proportioned one bedroom apartment boasts an inviting full width balcony from its position on the third floor of a purpose built development. Northern Angel offers an impressive communal roof terrace and is a stone's throw from Angel Meadows Park and NOMA, a recently established neighbourhood comprising homes, office, shops and restaurants on the northern fringes of the city centre. It's also a short walk from Shudehill tram stop, the highly popular Ancoats Urban Village and Northern Quarter, a vibrant neighbourhood known for its independent shops and creative spaces. The immaculate accommodation briefly comprises; entrance hall, open plan living room, fitted kitchen with integrated appliances, spacious bedroom (currently with king size bed) and a three piece bathroom suite. EPC rating C.

Lease: 250 years from 2007
Annual ground rent: £255.77
Annual service charge: £1,310.00

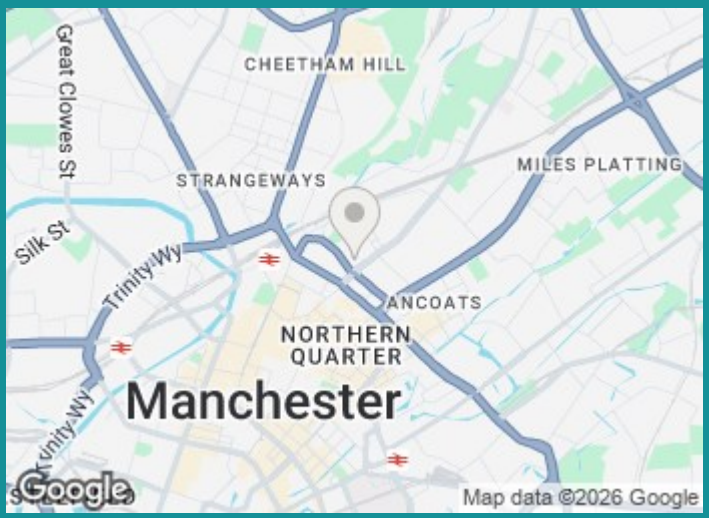
£170,000

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- THIRD FLOOR POSITION
- IMPRESSIVE FULL WIDTH BALCONY
- OPEN PLAN LIVING ROOM
- EWS1 FORM IN PLACE WITH B1 RATING
- SPACIOUS ONE BEDROOM APARTMENT
- IMMACULATE PRESENTATION
- SHORT WALK FROM NORTHERN QUARTER & ANCOATS
- SECURE UNDERGROUND PARKING SPACE
- CLOSE TO ANGEL MEADOW PARK & VICTORIA TRAIN STATION
- LARGE COMMUNAL ROOF TERRACE



Directions

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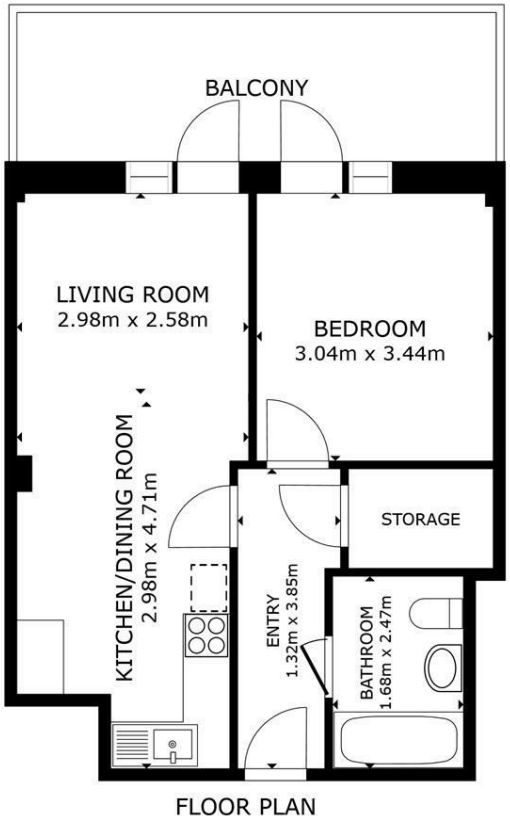






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Floor Plan

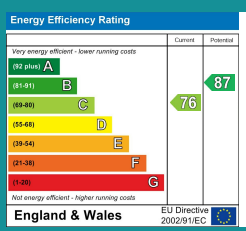


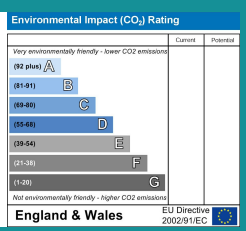
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 43.1 m²
EXCLUDED AREAS : BALCONY 11.8 m²
TOTAL : 43.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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.





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