



Asking Price £195,000  
The Eighth Day, Oxford Rd, Manchester. M1 7DU



 2  
Bedrooms

 1  
Bathroom

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0161 227 9990 



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C & R Hulme are delighted to offer this well-presented top floor 2-bedroom apartment in Manchester city centre next to Manchester Metropolitan University. This 5th floor apartment offers 2 double bedrooms, fitted bathroom, kitchen and separate dining room, which can be created to offer open plan living,. The apartment has the luxury of a wrap round balcony offering great views of the city. Other features include gas central heating, a lift and recently replaced windows. Great location as the property is conveniently located near all Universities as well as Oxford train station as well as the city centre. **NO CHAIN**

**Entrance Hall**

Laminate flooring Access to all rooms. Intercom, ceiling light point. Power points.

**Bedroom 1** *4.16m x 4.03m (13' 8" x 13' 3")*

Double Glazed windows to front elevation. Laminate flooring range of power points, Ceiling light point. Radiator.

**Bedroom 2**

Double Glazed windows to front elevation. Laminate flooring range of power points, Ceiling light point. Radiator.

**Kitchen** *4.16m x 2.83m (13' 8" x 9' 3")*

Double glazed windows to front elevation and double doors leading onto a large roof top terrace. Kitchen finished in beech with a range of wall and floor units, black work tops and grey splash back tiles. Integrated oven, hob with extractor over.

**Dining Room** *3.24m x 3.13m (10' 8" x 10' 3")*

Double Glazed windows to side elevation. Laminate flooring range of power points, Ceiling light point. Radiator. This room can be refigured to offer open plan living

**Roof top Terrace**

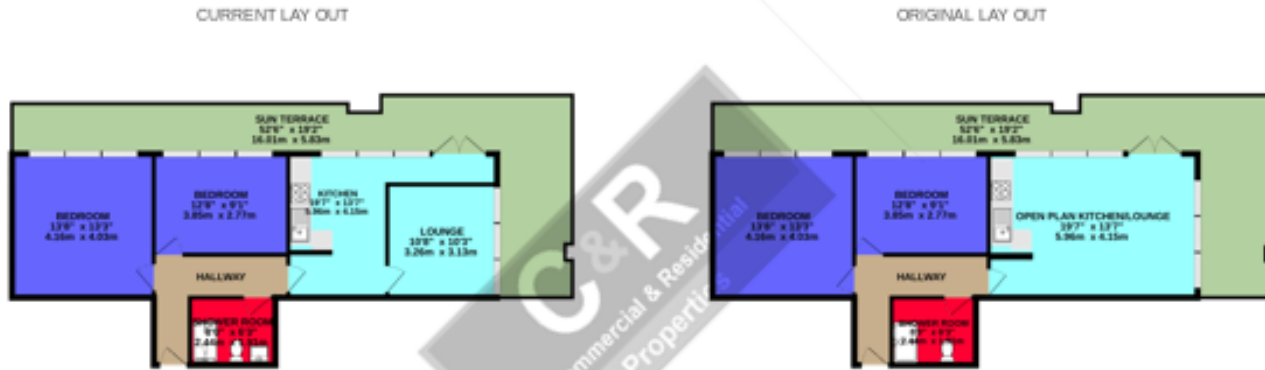
Large wrap round roof terrace.

**Tenure**

Tenure: Leasehold 150 years granted in 2004. Service charge: Advised 316.66 per month Ground rent: 150.00 per annum EPC: 71C

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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