



Apt 46, Metropolitan House, 20 Brindley Road

Guide Price £100,000

Miller Metcalfe
Every step of the way

Apartment 46

Metropolitan House, Manchester

*** For Sale by Modern Method of Auction: Starting Bid Price £100,000 Plus Reservation Fee *** Calling All To Let Investors - Tenant in Situ Paying £800 Per Month *** Wonderful Second Floor Duplex Apartment Situated Within A Superb Location Close to Trafford Park and Within Easy Access to Manchester City Centre *** This wonderful modern apartment is situated in a highly popular development right on the outskirts of the City of Manchester. Offering well-proportioned accommodation over two floors that is ideally suited to modern living, this wonderful apartment must be seen in person to be fully appreciated. This splendid property would be an excellent buy to let investment with a tenant in situ already paying £800 per calendar month. The living space comprises an inviting entrance hall, wonderful light and airy living kitchen featuring a modern kitchen area with integrated appliances and a superb living/dining area, utility cupboard, additional storage and a two piece cloakroom/wc to the lower floor. On the upper floor, a landing, an exceptionally good sized double bedroom plus a modern three piece shower room/wc which completes the accommodation. Outside the property has extensive communal gardens and a residents car park. The popular location is within walking distance to a host of local amenities including a variety of shops, bars, restaurants as well as being within easy access to the Trafford Centre and Manchester City Centre. It is also well placed for major transport links making it easy to commute into Salford Quays and across the North West. Rarely do properties of this calibre come to the market at such an attractive price and tend not to be available to buy for long. An early internal viewing is strongly recommended to avoid disappointment.

Council Tax band: A

Tenure: Leasehold

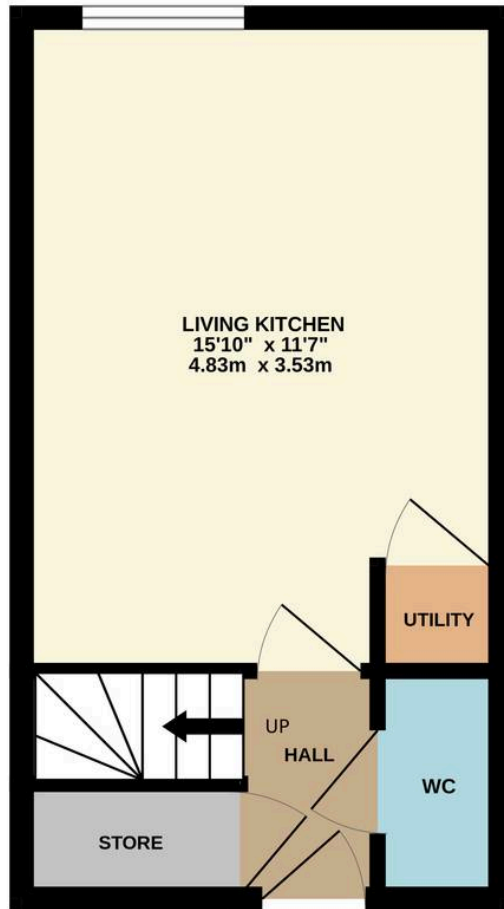
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

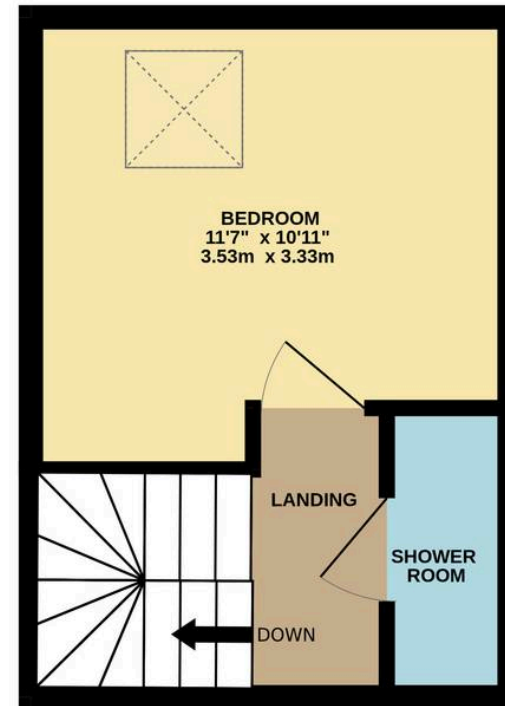




LOWER FLOOR
247 sq.ft. (22.9 sq.m.) approx.



UPPER FLOOR
190 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

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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