



# Apt 8 Plainsfield Street, Moss Side, Manchester, M16 7HB

Jordan Fishwick presents this first floor, two bedroom apartment, located in-between Hulme and Whalley Range. The property consists of an entrance hallway, open plan kitchen and living room with fitted fridge freezer, washing machine and gas hob. Combi boiler and double glazed UPVC double glazed windows throughout. Two double bedrooms, with the main bedroom including a balcony, walk in dressing area leading through to the en-suite. Modern and attractive bathroom. Parking Located to the rear of the property. No Chain

## Offers Over £150,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **The Building**

Situated in a lively area, residents will benefit from easy access to local amenities, including shops, restaurants, and public transport links, making it simple to explore all that Manchester has to offer. This apartment presents a wonderful opportunity for those looking to embrace city living while enjoying the comforts of a modern home. Don't miss the chance to make this delightful property your own.

### **Kitchen / Lounge**

12'7" x 20'6"

Spacious and open plan kitchen / lounge, laminate flooring, integrated fridge / freezer, oven / hob, extractor fan, tiled splash back, UPVC double doors leading to the balcony, spot lighting, radiator.

### **Bedroom One**

12'6" x 10'2"

Fitted carpet, UPVC double door leading to balcony, walk through dressing up area leading to en-suite, spot lighting

### **En-Suite**

8'3" x 5'4"

Enclosed shower cubicle, shower attachment with mixer, low level w.c, hand wash basin, chrome heated towel rail, UPVC window with opaque glass.

### **Bedroom Two**

13'8" x 6'10"

Fitted carpets, spot lighting, radiator, UPVC double glazed window

## Bathroom

6'6" x 6'11"

Part tiled bathroom, glass shower screen, shower attachment with mixer, low level w.c, hand wash basin, chrome heated towel rail.

## Externally

Access to a balcony through the lounge and a separate balcony through bedroom one. Parking space to the rear of the property.

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Additional Information

Service Charge £1554 pa

Lease 999 Years from 2003

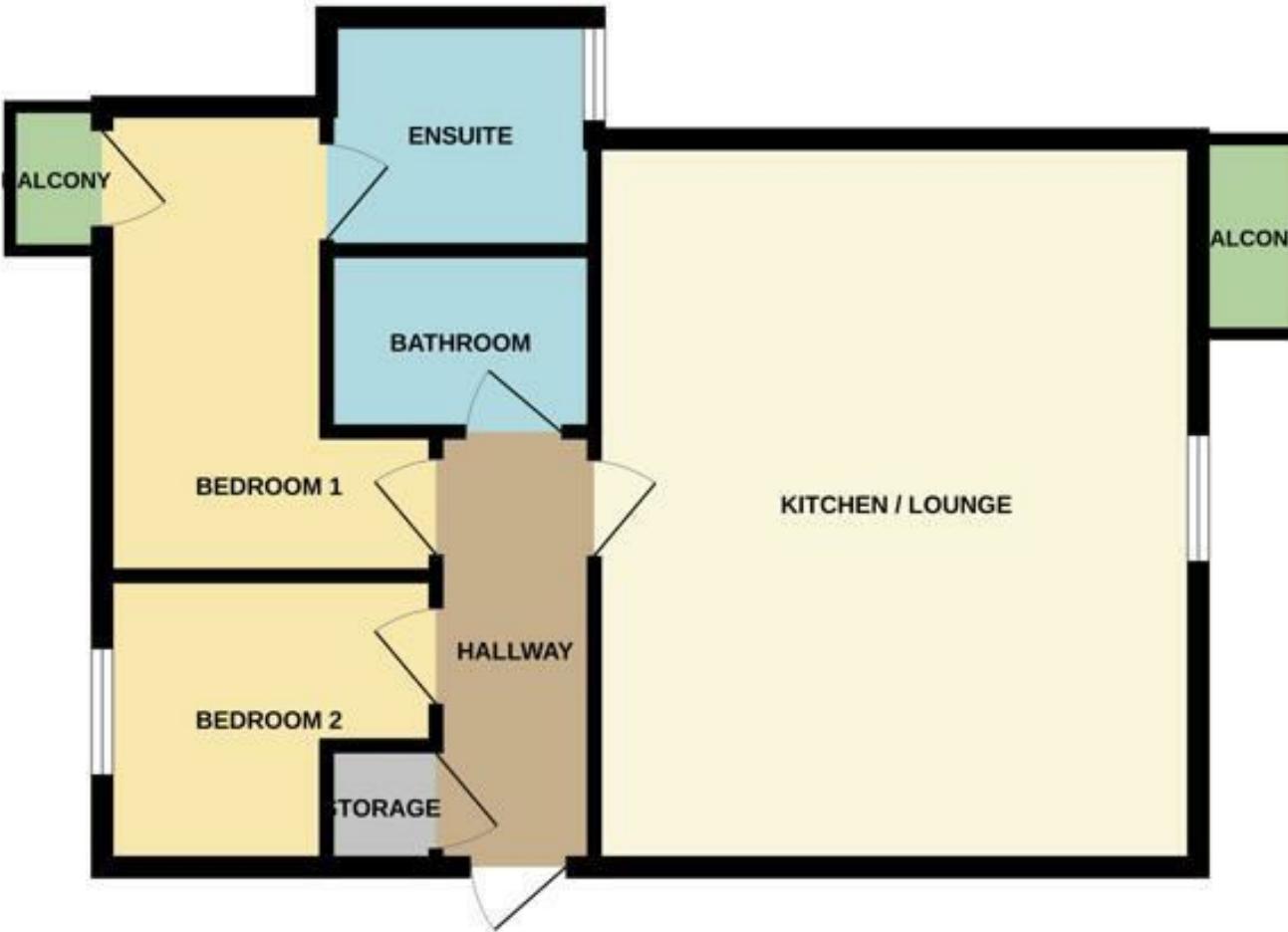
Ground Rent- TBC

EPC Rating- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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