



6 The Waterfront Manchester, M11 4AY

Offers In The Region Of
£134,950

SOUGHT AFTER TOP FLOOR APARTMENT, FANTASTIC & CONVENIENT LOCATION, OPEN PLAN LIVING SPACE, DOUBLE BEDROOM WITH FITTED WARDROBES, THREE PIECE BATHROOM, BALCONY, LIFT ACCESS, SECURE GATED DEVELOPMENT WITH ALLOCATED PARKING.

Sportscity is a really desirable place to live in Manchester City Centre and this apartment doesn't disappoint boasting direct views of Manchester City Stadium and Event City. Anyone wishing to commute will love the location with motorway networks on the door step and for anyone that wants a bit more of a relaxed vibe the canal and wildlife it offers are just to the rear. The accommodation comprises Entrance Hallway, Open Plan Living Space, Double Bedroom with fitted wardrobes and Bathroom. There is also great storage which is often hard to find in flats. Parking is beyond electric gates making it really private and secure. Additional photos and floorplan to follow. Viewing highly recommended.

ENTRANCE HALLWAY

OPEN PLAN LIVING/KITCHEN



KITCHEN



BEDROOM



BATHROOM



BALCONY



OUTSIDE

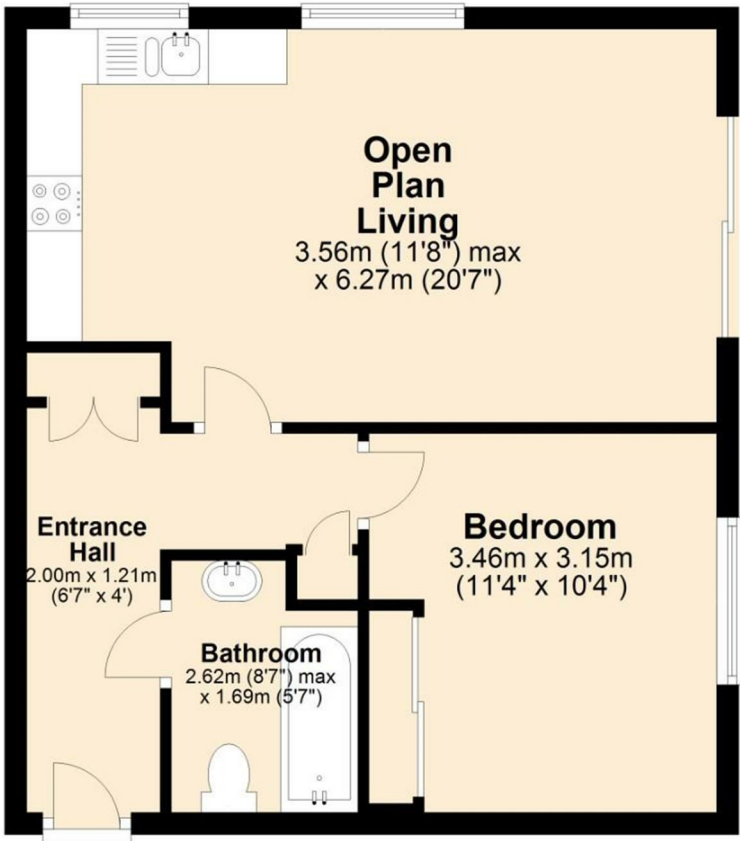


COMMUNAL HALLWAY

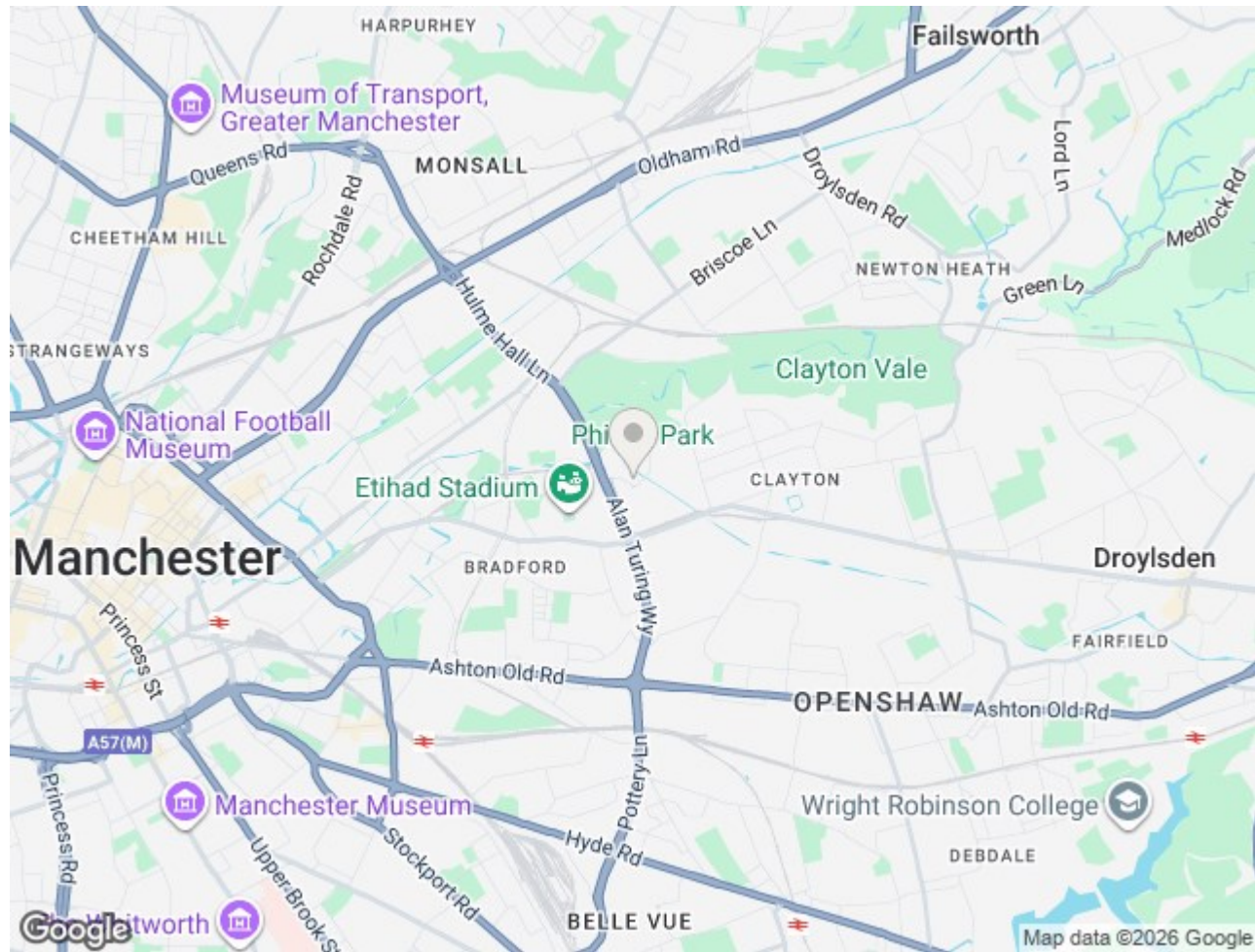



Floor Plan


Approx. 44.7 sq. metres (481.5 sq. feet)



Total area: approx. 44.7 sq. metres (481.5 sq. feet)

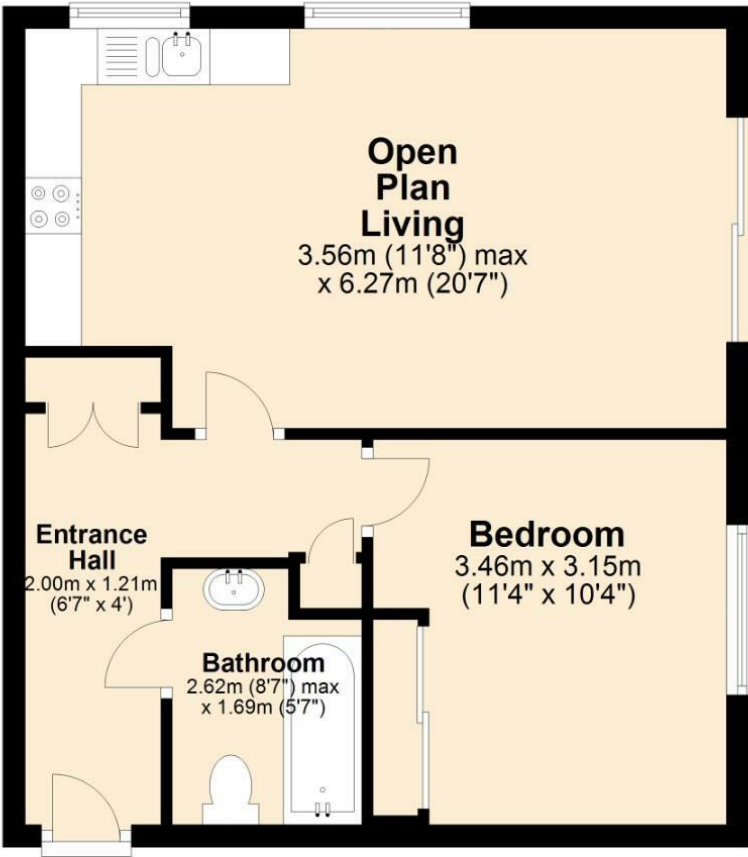


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

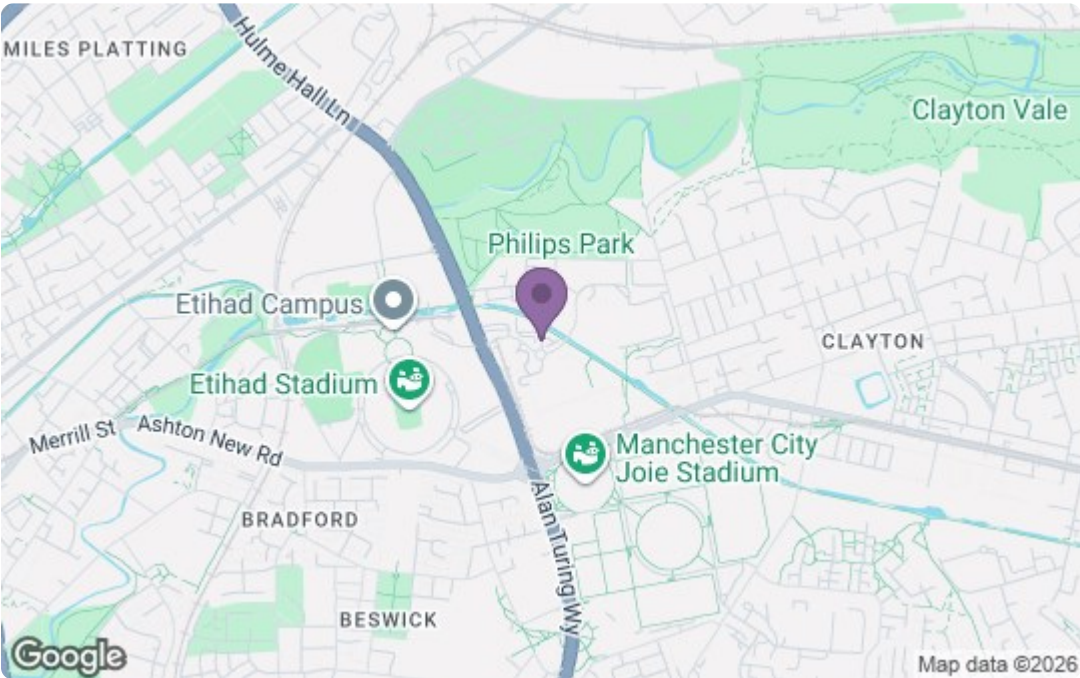
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance.