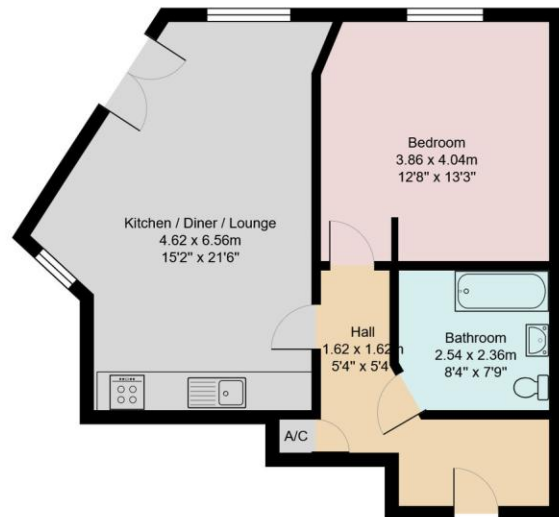




EMMA
HATTON
LTD

Murray Street , Ancoats Manchester

Asking Price Of £255,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Lovely Corner Double Bedroom Apartment
- Reception Hallway
- Fabulous open plan Kitchen/Diner
- French door to balcony
- Contemporary Bathroom
- Electric Heating
- Abundant Natural Light
- Secure Allocated Parking



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603 Kennedy Building , 6 Murray Street , Manchester , M4 6HS



CONTEMPORARY 3 PIECE BATHROOM SUITE

PRIVATE SECURE PARKING

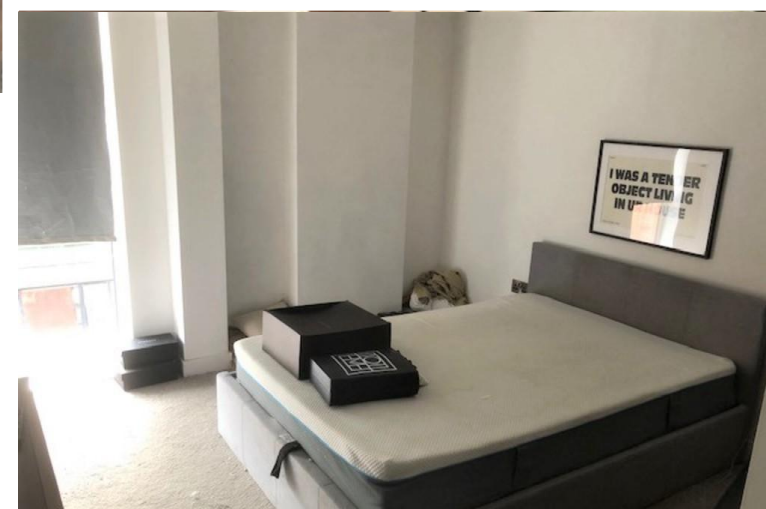
Concierge Via Royal Mills

SERVICE CHARGE: Approx £ 167 per month which includes building insurance and upkeep of communal areas.

Ground Rent £300 PA

TENURE: LEASE TERM OF YEARS.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Property Description

We are pleased to offer this lovely spacious one double bedroom Corner apartment in Kennedy Buildings with abundance of nature light, part of the highly renowned Royal Mills Estate, located in the midst of the desirable Ancoats village, this is opportunity not to be missed. Within close proximity to Piccadilly Train Station and the Canal and Central Manchester. This well planned stylish apartment briefly comprises entrance hallway, large fabulous open plan lounge/diner/fitted kitchen with integrated appliances, floor to ceiling windows and French door to balcony, contemporary bathroom, the apartment also benefits from double glazed windows, electric heating, lift access and secure allocated off road parking to name a few, viewing essential. Being part of the Royal Mills Estate the apartment has access to Concierge services offered by the estate

THE ACCOMMODATION BRIEFLY COMPRISES:

ENTRANCE HALLWAY

LOUNGE/DINER/KITCHEN: 21ft 6in x 15ft 2in.

DOUBLE BEDROOM: 13ft 3in x 12ft 8in.

