





## Apt 58 Milliners Wharf, 2 Munday Street, Manchester, M4 7BB

This 6th floor dual aspect apartment has the benefit of a large wrap around enclosed balcony and secure undercroft parking space. Entrance hallway leads to the open plan corner living/kitchen with a modern attractive kitchen with appliances, access to the wrap around enclosed balcony, two bedrooms with the master having en-suite shower room and separate family bathroom. Superbly presented and no chain. A must see apartment. EWS-1 B1 Rating. Mortgage buyers welcome.

# Price £265,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Spacious hallway with laminate flooring, Electric heater. storage cupboard housing hot water system and washer/dryer. Open to-

#### Living/Kitchen

19'0" x 12'9"

This corner room has laminate flooring, inset spotlights and twin sliding doors to the enclosed balcony. The modern kitchen comes with wall and base units integral fridge, freezer, dishwasher, oven and hob and sink unit. Contrasting worktop. Two electric heaters.

#### Master Bedroom

11'1" x 9'1"

Two double glazed windows and electric heater, Fitted double

wardrobe with sliding doors.

#### En-Suite

7'4" x 5'2"

Walk in shower with rain shower head, wash hand basin and w.c. Built in cupboard with light and mirror. Tiled walls and floor with chrome heated towel rail.

#### Bedroom Two

9'3" x 9'10"

Double glazed sliding patio door to the Winter Garden Room. Electric heater.

#### Bathroom

7'5" x 5'5"

Three piece suite with shower attachment over the bath, wash

hand basin and w.c. Tiled walls and floor with fitted cupboard with light and mirror. Chrome heated towel rail.

### Balcony

26'6" x 4'0" x 25'3" x 4'0"

This wrap around room has glazed windows and decked flooring. Offering extra storage area. Ideal for taking in the local sights and views of the canal and towards the City.

### Externally

The property benefits from a secure allocated undercroft parking space.

### Additional Information

Service Charge £2950.48p including Buildings Insurance

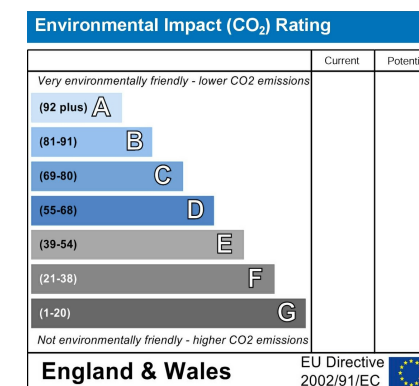
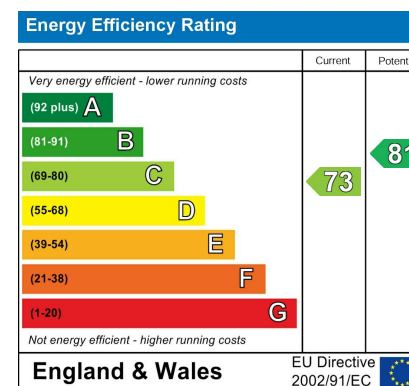
Ground Rent £509.39p pa (increases every 5 years with RPI) Please check with your lender prior to viewing

Lease 155 Years from 2007

Building Managed By Redpath Bruce Property Management

### Agents Notes

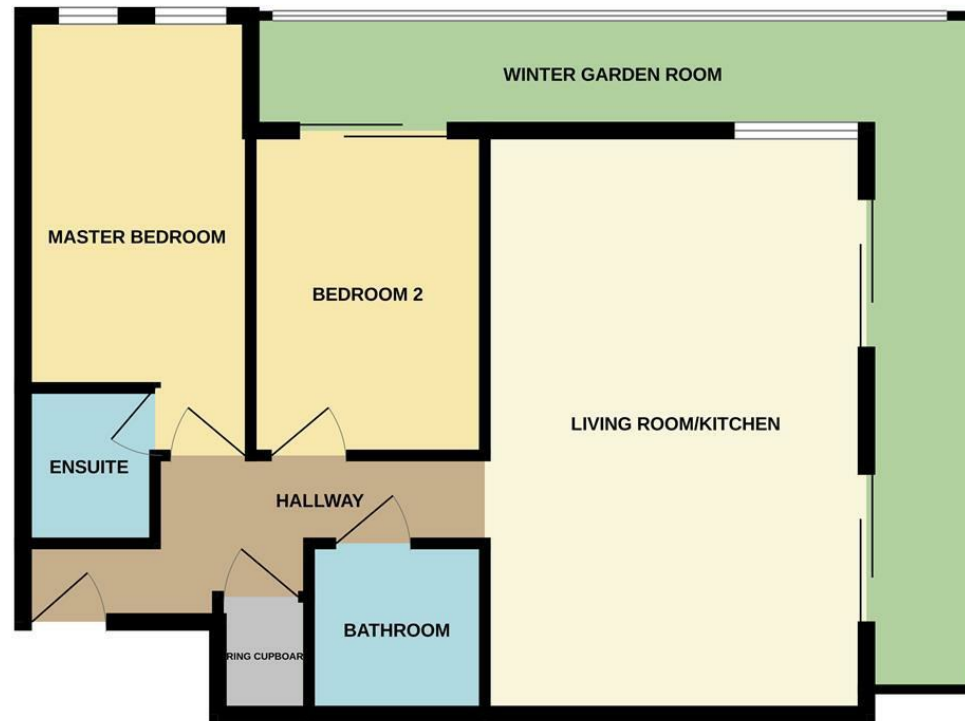
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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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