



Apt 10, Cumberland Point 46A Cumberland Avenue, Clifton

**Miller Metcalfe**  
*Every step of the way*

## Apartment 10

Cumberland Point 46A Cumberland Avenue, Manchester

This property offers a strong opportunity for investors or buyers seeking a project within a well-located development.

Offered for sale is this ground floor apartment, situated within a secure gated development just off Cumberland Avenue in Clifton. The accommodation comprises an entrance hall with storage, leading through to an open-plan living area with a fitted kitchen and space for dining. French doors provide access to the communal gardens, allowing for good natural light.

The property includes two double bedrooms and a bathroom, offering a practical layout with scope for enhancement.

Externally, the development benefits from gated access, allocated parking, and additional visitor spaces.

Located in the popular Clifton area, the property is well positioned for access to local amenities, transport links, and motorway networks, as well as nearby Clifton Marina.

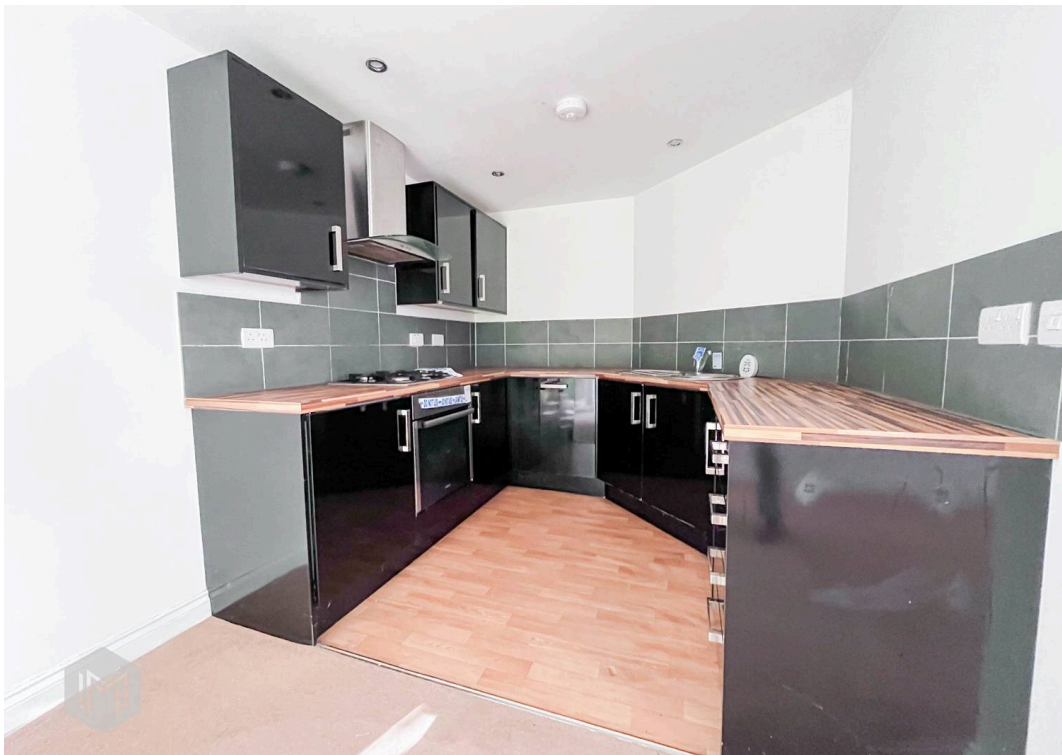
Overall, this is an ideal purchase for investors or buyers looking to add value through refurbishment in a well-connected location.

Council Tax band: B

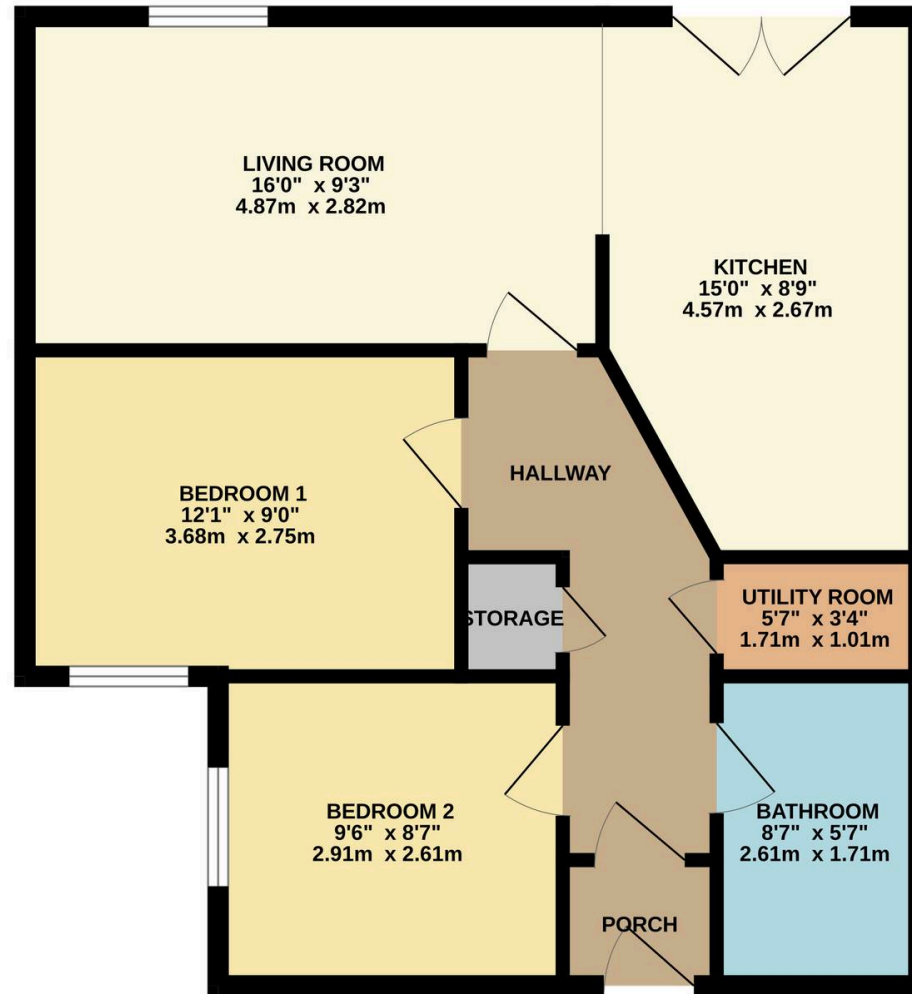
Tenure: Leasehold

EPC Energy Efficiency Rating: C





GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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