



7.10 ABITO 85 GREENGATE GREATER MANCHESTER, M3 7NE

£120,000
LEASEHOLD

Welcome to this charming modern studio apartment located at Abito, 85 Greengate. This delightful property offers a perfect blend of contemporary living and convenience, making it an ideal choice for individuals or couples seeking a stylish urban retreat.

Spanning an efficient 352 square feet, the studio is designed to maximise space and light, creating a warm and inviting atmosphere. The well-proportioned reception room serves as a versatile area, perfect for relaxation or entertaining guests. The bedroom area is thoughtfully integrated, providing a comfortable sleeping space while maintaining an open feel.

The apartment features a modern bathroom, equipped with contemporary fixtures and fittings, ensuring a pleasant experience for daily routines. The overall design reflects a commitment to quality and functionality, making it a practical choice for those who appreciate modern aesthetics.

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TOTAL APPROX. FLOOR AREA 352 SQ.FT. (32.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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