



1 bed apartment to buy in M4

Poland Street, Manchester, Greater Manchester, M4 6BR

£135,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Cash Buyers Only
- ✓ Spacious One Bedroom Apartment
- ✓ Sold with Sitting tenant £990pcm
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

CASH BUYERS ONLY

This bright one bedroom apartment is located close to the vibrant Northern Quarter just off Oldham Road in the highly sought after Ancoats region.

It offers a corner aspect position and is a short walk from a selection of restaurants and bars nestled in between the Victorian Mill conversions within Ancoats Urban Village.

Situated on the third floor, the well presented accommodation briefly comprises; entrance hall, open plan living room with Juliette balcony, modern fitted kitchen, double bedroom with fitted wardrobe and a three piece bathroom suite.

EPC Rating (B)

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 986

Annual Ground Rent Amount: £292.00

Annual Service Charge Amount: £1,897.00

Price: Starting Bid £135,000

Property Type: Apartment

Parking: Allocated

Year built: 2012

Construction materials: Brick and block, Insulated concrete framework

Roofing type: Flat

Known property issues: Unsafe cladding, At-risk wooden decking for external structures

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Poland Street, Manchester, Greater Manchester, M4 6BR

Contact your local branch today for more information on this property:

7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

