



## **The Gate, 21 Aspin Lane, Manchester, M4 4GT**

**£387,000**

CORNER TWO BED APARTMENT FOR SALE LOCATED NEXT TO ANGEL MEADOW PARK

Situated on the 12th floor of The Gate development. It has an entry hallway with two double bedrooms, one benefitting from a large en-suite bathroom and then a separate main bathroom. The open plan living area has floor to ceiling windows which view out on to Angel Meadow Park, furnished with a sofa, arm chair and other free standing furniture. The kitchen is fully integrated with built in appliances such as a full sized fridge/freezer, dishwasher and washing machine.

The Gate benefits from shared amenities such as an on-site gym, co-working spaces and on site staff.

Located 5 minutes away from Victoria Station and the Arndale Centre, the apartment is in a perfect location for professionals who work in the City Centre.

GROUND RENT £225 PA / SERVICE CHARGE £3258 PA / LEASE 242 YEARS \*the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 2 BEDROOMS
- CITY CENTRE LOCATION
- CO-WORKING AREAS
- 809 SQ FT - 75 SQ M
- GYM
- 12TH FLOOR
- CORNER APARTMENT
- TWO BATHROOMS

## The Gate, 21 Aspin Lane, Manchester, M4 4GT



BEDROOM



RECEPTION ROOM



EN SUITE SHOWER ROOM



RECEPTION ROOM



KITCHEN



RECEPTION ROOM



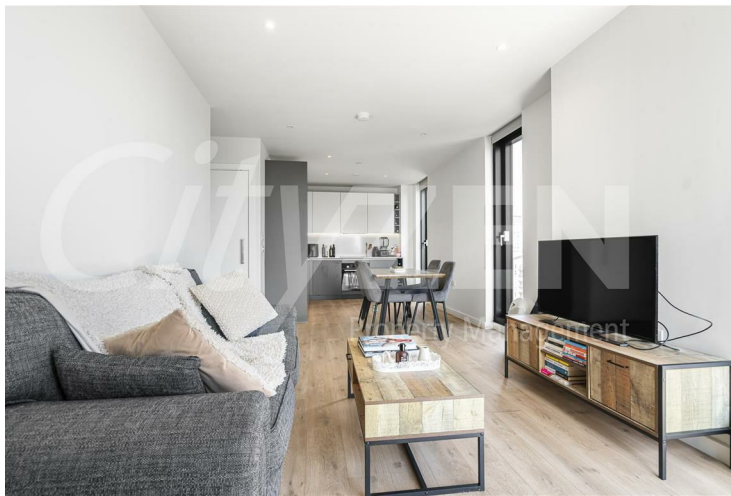
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RECEPTION ROOM



BEDROOM



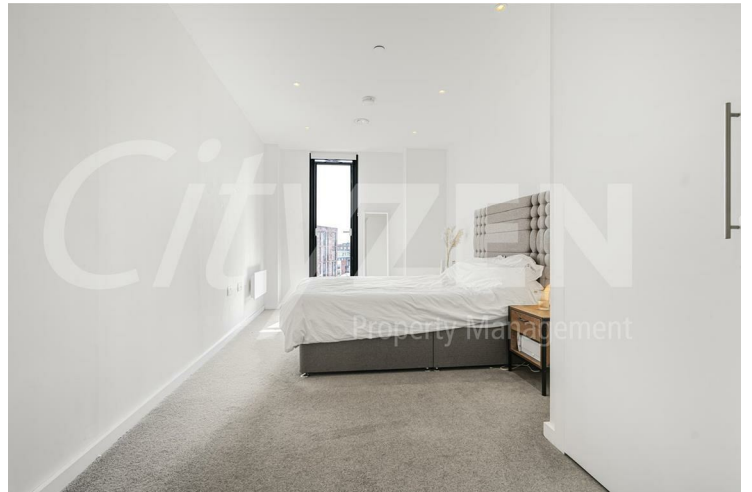
RECEPTION ROOM



BEDROOM



THE GATE



BEDROOM

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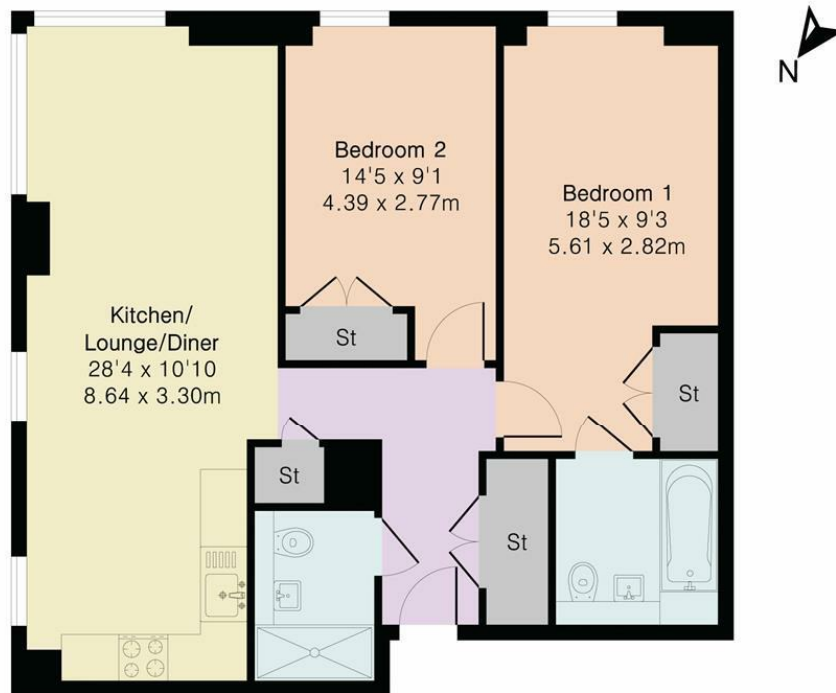


**BEDROOM**



**BATHROOM**

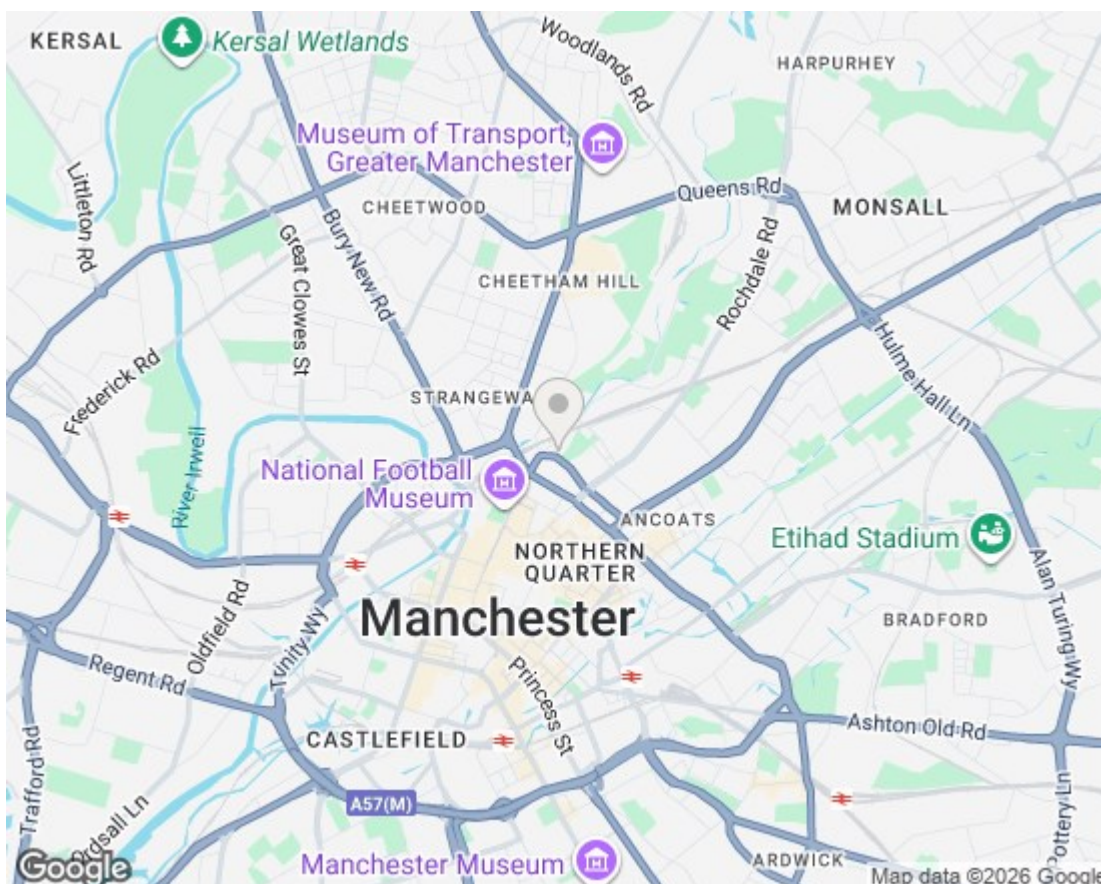
**Approximate Gross Internal Area 809 sq ft - 75 sq m**





Twelfth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		79	79
<p><b>England &amp; Wales</b></p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		<p>EU Directive 2002/91/EC</p> 	
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.