





# Apt 15 The Frame, 2a The Waterfront, Gibbon St, Sport City, Manchester, M11 4BX

EWS-1 In Place. Ideal FTB or Investors. Welcome to this charming flat located at 2a The Waterfront in the heart of Sport City. This property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom, you'll find comfort and tranquillity in this lovely space. The bathroom is modern and well-maintained, offering convenience and style.

Spanning 462 square feet, this flat is ideal for those seeking a manageable yet spacious living area. The property type is a flat, providing a contemporary and convenient lifestyle for its residents. Additionally, the parking space for one vehicle ensures that you'll never have to worry about finding a spot after a busy day out.

Don't miss the opportunity to make this flat your new home. With its prime location and comfortable living spaces, this property is perfect for individuals or couples looking for a peaceful retreat in the bustling city. Contact us today to arrange a viewing and experience the charm of 2a The Waterfront for yourself. Tenanted on a rolling contract at £900pcm

## Price £120,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### Entrance Hall

Large storage cupboard housing hot water system, The property is heated by wet electric radiators. Plumbed for washer. Doors to all rooms.

### Living Room

Juliet balcony with views over the front, electric heater, tv points, Radiator and open through to-

### Kitchen

Double glazed window, wall and base units with oven, hob and extractor. fridge/freezer. Radiator

### Bedroom

Floor to ceiling double glazed window, Radiator and fitted double wardrobe.

### Shower Room

Corner shower cubicle with wash hand basin, w.c and part tiled walls.

### Externally

Gated parking space.

### Additional Information

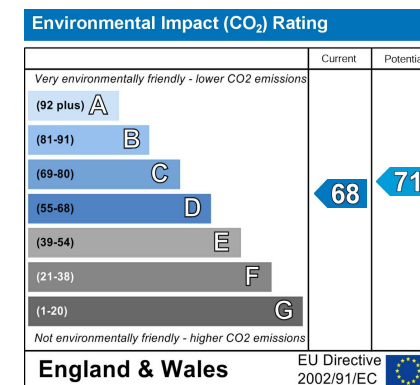
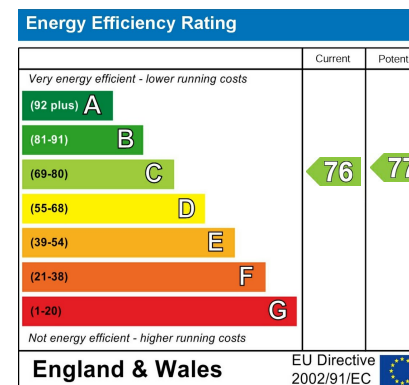
Service Charges £2192.46p pa

Ground Rent Nil

Lease 125 Years from 2005

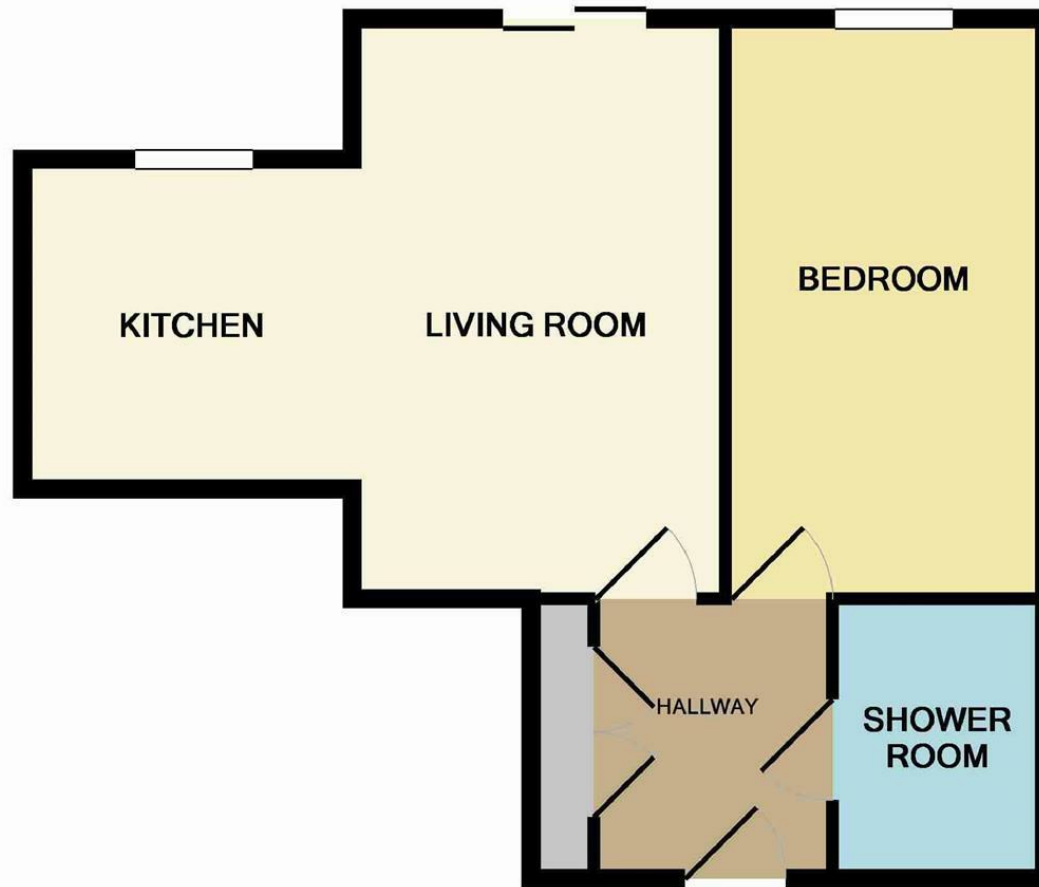
Building Managed By Scalans

The owner is an employee of Jordan Fishwick Ltd









Measurements are approximate. Not to scale. Illustrative purposes only  
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