



# Apt 56 Pall Mall House, 18 Church Street, Northern Quarter, Manchester, M4 1PN

Online Video....[https://youtu.be/nDc9OR\\_OwWc](https://youtu.be/nDc9OR_OwWc)

MORTGAGE BUYERS INVITED/EWS1 FORM AVAILABLE

This 8th floor 355 sq.ft STUDIO apartment is perfectly located in the Northern Quarter and benefits from excellent city views. Long entrance hallway, living/bedroom with laminate flooring and balcony, separate fitted kitchen with oven, hob, dishwasher, washing machine and fridge/freezer. Bathroom with shower attachment, WC and wash hand basin. Council Tax Band A.

RENTED UNTIL NOVEMBER 2022 AT £650 PCM..

## Offers In Excess Of £107,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hallway

Long hallway with storage cupboard. Electric heater

### Living Room/Bedroom

13'2" x 10'5"

Double glazed patio door leading to the balcony. Electric heater, T.V point.

### Kitchen

7'9" x 6'0"

Quality kitchen with wall and base units, oven, hob and extractor hood, stainless steel sink, dishwasher and fridge/freezer.

### Shower room

7'5" x 5'11"

Luxury shower room with walk in shower, w.c and wash hand basin. Fitted mirror and tiled floor and walls.

### Additional Information

Service Charge: £1280 per annum

Ground Rent: £200 per annum

Lease: 125 years for 2006

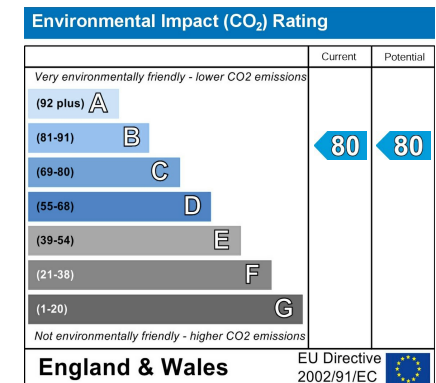
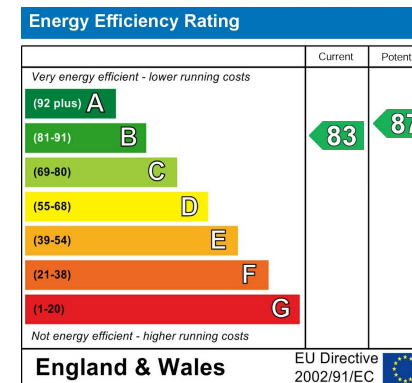
Building Insurance: £1,800 per annum

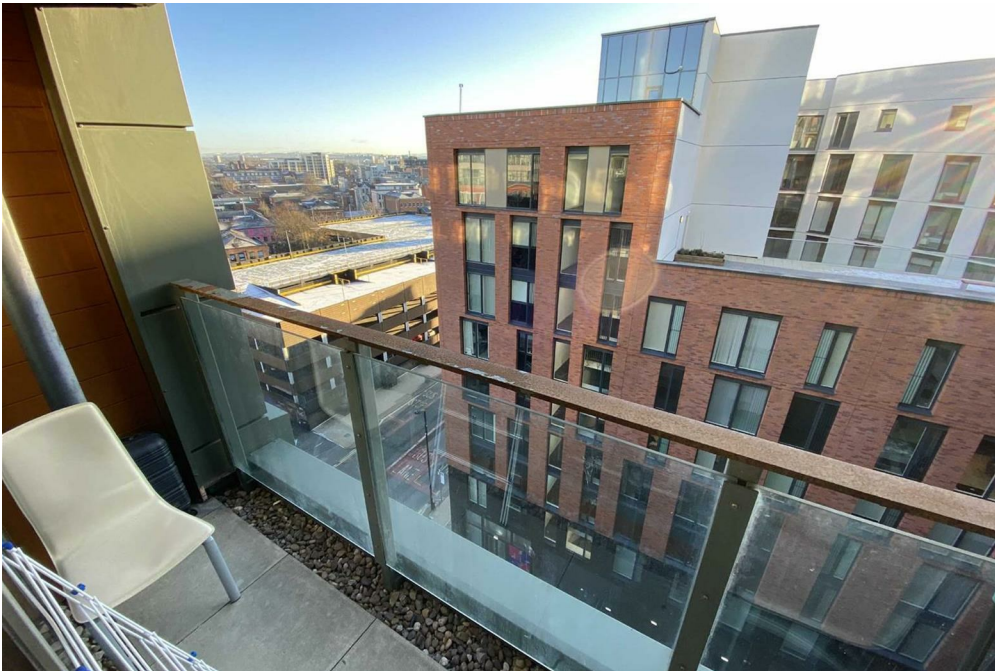
### Disclaimer

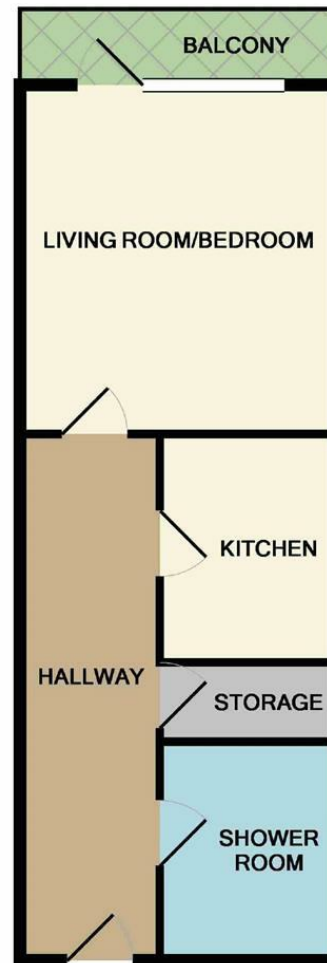
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales



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