



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

Online Video....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 from 2006

Building Insurance: £1,800 per annum

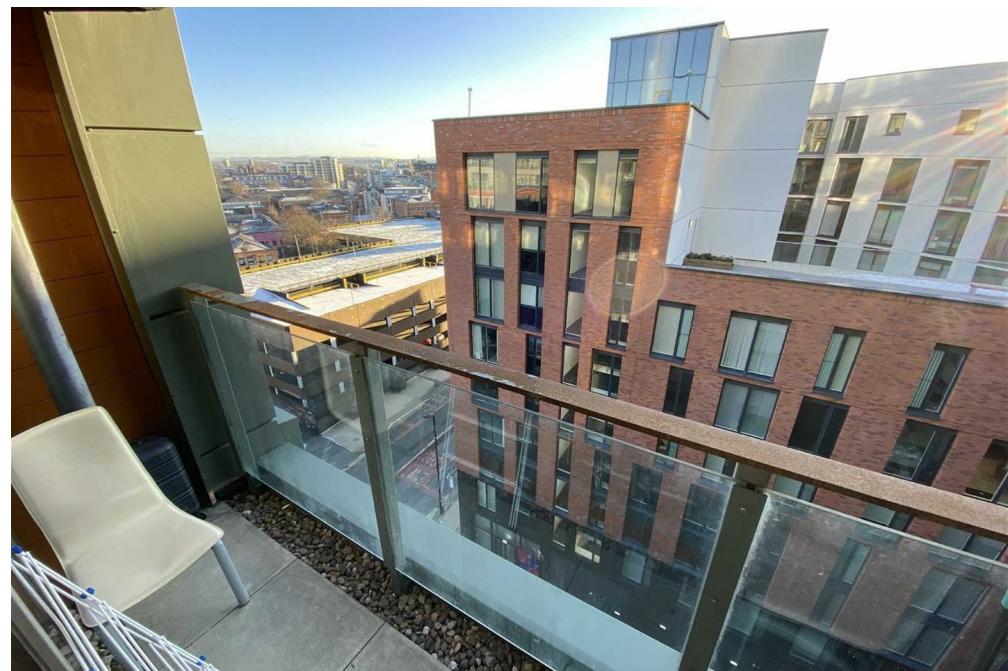
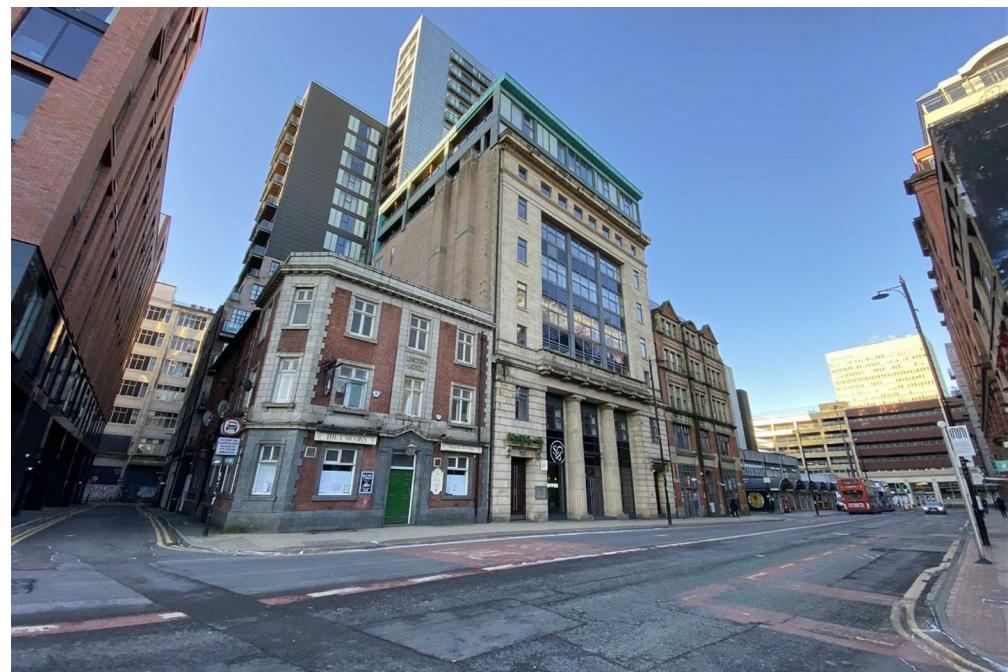
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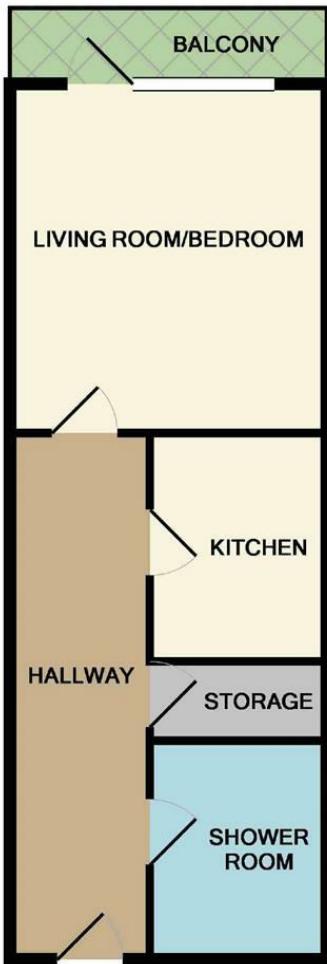
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(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		
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		





Measurements are approximate. Not to scale. Illustrative purposes only
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