



# Apt 140 The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

This 7th floor two bedroom apartment is located close to Oxford rd and the Universities. Entrance hall with storage cupboard, open plan living/kitchen, laminate flooring to the living room, the kitchen has Oak effect wall and base units, oven, hob, extractor hood, microwave, fridge, freezer and dishwasher. Large master bedroom with en-suite shower room and good sized second bedroom. Three piece suite with tiled walls and floors, shower attachment and fitted mirror. Furnished. No Parking. Tax band D. EPC Rating C. EWS-1 B1 Rating. Images taken prior to tenants moving in.

## Price £190,000

### Viewing arrangements

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

#### **Entrance Hall**

Laminate flooring with storage cupboard and electric heater

#### **Living/Kitchen**

20'7" x 10'1"

Double glazed window and laminate flooring. Electric heater.

The kitchen has wall and base units with oven, hob and extractor hood.

#### **Bedroom One**

13'0" x 11'0" max

Double glazed window and electric heater

#### **En-Suite**

7'3" x 3'10"

Walk in shower cubicle, wash hand basin and w.c Tiled floor.  
Heated towel rail

#### **Bedroom Two**

7'2" x 8'8"

Double glazed window and electric heater

#### **Bathroom**

7'3" x 6'1"

Three piece suite with shower over the bath, wash hand basin and w.c. Heated towel rail.

## Additional Information

Service Charge £1992.64p pa

Building Charges £866.16p pa

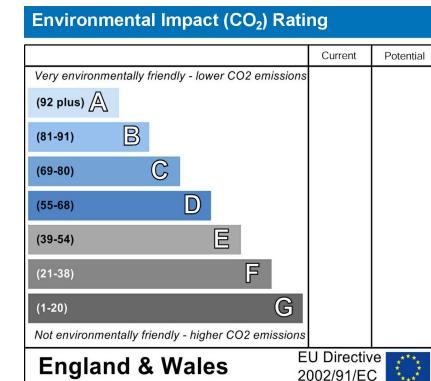
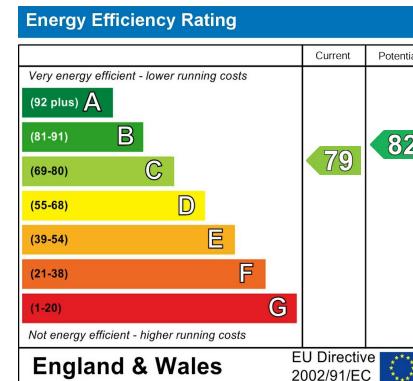
Ground Rent £200 pa

Lease 125 Years from 2007

Building Managed by Rendel & Rittner. Property run by Zenith

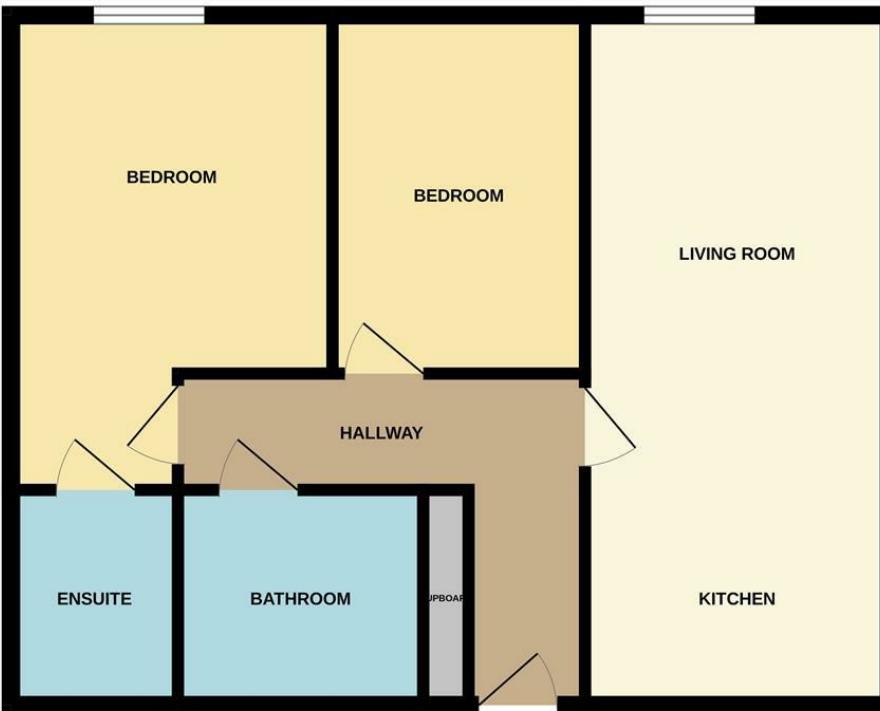
## Agents Notes

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## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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