



# Apt 43 The Frame, 2a The Waterfront, Sportcity, Manchester, M11 4BX

Welcome to this charming two-bedroom apartment located in the heart of Sportcity at The Frame, 2a The Waterfront. Situated on the fifth floor, this property boasts a spacious reception room with balcony over looking nearby canal, perfect for entertaining guests or simply relaxing after a long day.

With two bedrooms, there is plenty of space for a small family, a couple, or even as a stylish home office. The apartment features a modern bathroom, ideal for unwinding in a warm bath after a busy day in Central Manchester, which is conveniently close by.

One of the perks of this property is the parking space available for one car, ensuring you never have to worry about finding a spot after a long day at work. Additionally, this apartment comes with no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this lovely apartment in a prime location. Whether you're looking for a new home or a savvy investment opportunity, this property has the potential to be the perfect fit for you. Book a viewing today and envision the possibilities that await in this delightful apartment. EWS1 in Place.

## Price £155,000

### Viewing arrangements

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

#### Entrance Hall

Laminate flooring. Ceiling light. Wall mounted heater. Intercom.

#### Living Room/Kitchen

23'3" x 12'9"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer. Cooker with hob and extractor over. Laminate flooring. Ceiling light. Wall mounted heater. Access to balcony.

#### Bedroom One

12'6" x 9'3"

Laminate flooring. Ceiling light. Wall mounted heater. Fitted wardrobes. TV and telephone point.

#### Bedroom Two

9'5" x 8'5"

Laminate flooring. Ceiling light. Wall mounted heater.

#### Bathroom

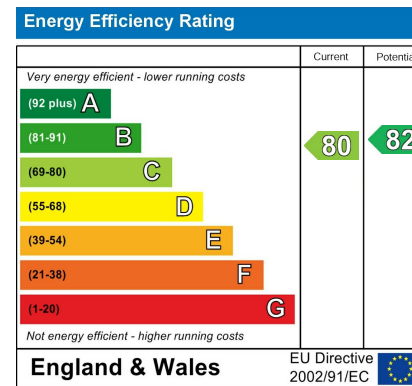
Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Ceiling light.

#### Externally

Allocated parking space. Lifts to all floors. Balcony.

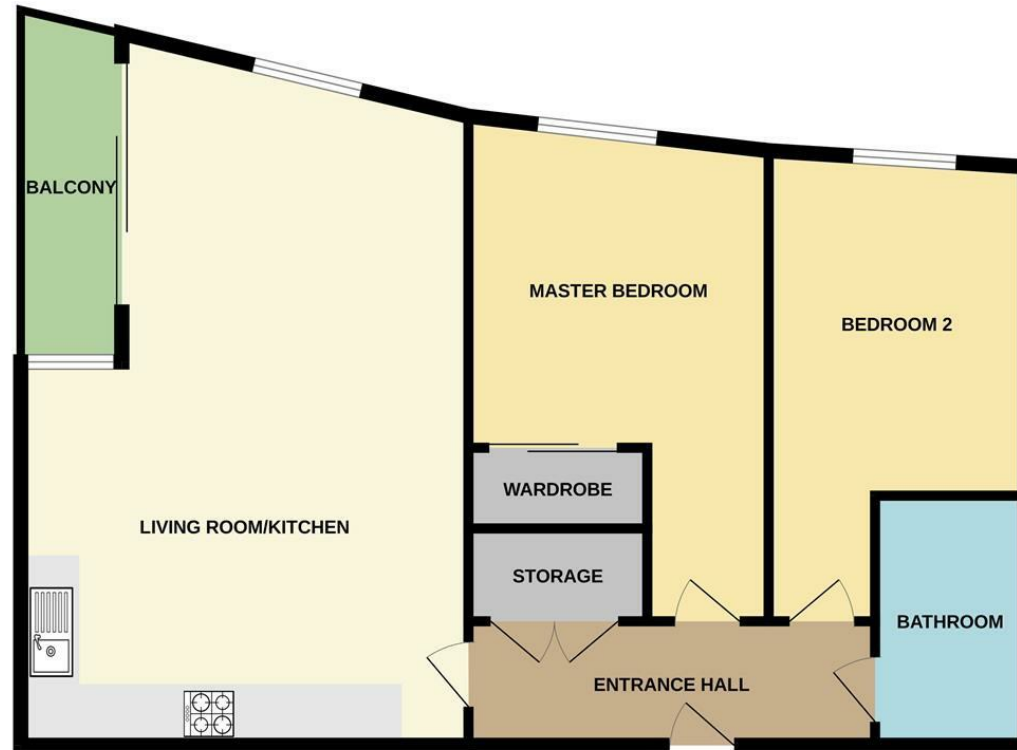
#### Additional Information

Lease Term: 250 years (less 10 days) from 9 January 2003.  
Service charges are approximately £2580.00 per annum  
Ground rent £50.00 per annum  
Council Tax Band: B





## 5TH FLOOR



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