



Apt 730 Sky Gardens, 7 Spinners Way, Manchester, M15 4UX

We are pleased to have for sale this two bedroom duplex, found on the 7th floor of the Sky Gardens development. Internally the property offers a neutral colour pallet throughout, an entrance hallway, a lower ground floor W.C, spacious lounge, kitchen with integrated oven / hob, dishwasher, extractor fan, fridge freezer and storage access with the hot water tank. On the first floor you will find two double bedrooms with access to two private and modern en-suites. No Chain. Mortgage Buyers Welcome. EWS-1 in place

Asking Price £200,000

Viewing arrangements

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

Entrance Hallway

Leads to all rooms

Lounge

13 x 7

Spacious lounge with wooden flooring, two large double glazed windows, Scandinavian style wooden ceiling and walls, electric heater, spot lighting.

Kitchen

5 x 11

Galley style kitchen with royal blue wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated fridge / freezer, oven , hob, dishwasher and extractor fan. Ressecced storage for washing mashine.

W/C

5'0" x 6'2"

Hand wash basin, low level W.C, fitted mirror.

Stairs Leading to first floor

Bedroom One

7 x 13

Wooden flooring, double glazed UPVC window, spot lighting, access to en-suite

En-Suite

6 x 7

Hand wash basin, walk in shower cubicle, shower attachment with mixer, fitted mirror, low level W.C

Bedroom Two

7 x 13

Wooden flooring, double glazed UPVC window, spot lighting, access to en-suite

Bathroom

7 x 7

Hand wash basin, bath with shower attachment with mixer, fitted mirror, low level W.C

Additional Information

Tenure: Leasehold

Annual service charge (inclusive of buildings insurance): £3,032.54

Annual ground rent: £280.00

Length of lease: 150 years from 2016

Management company: RMG

EPC Rating- B

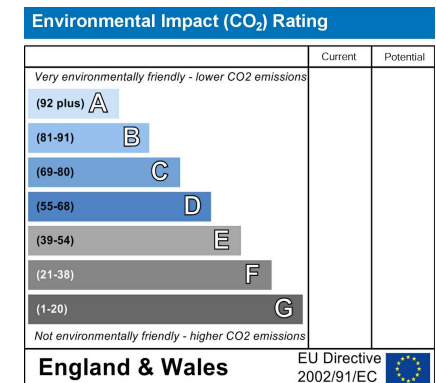
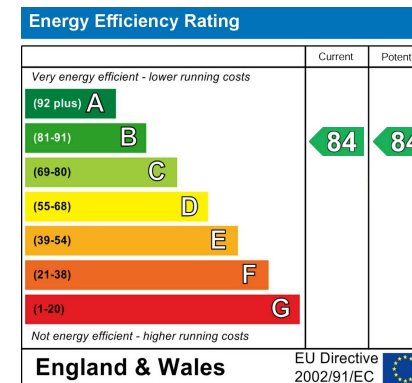
Council Tax Band - D

Agents Notes

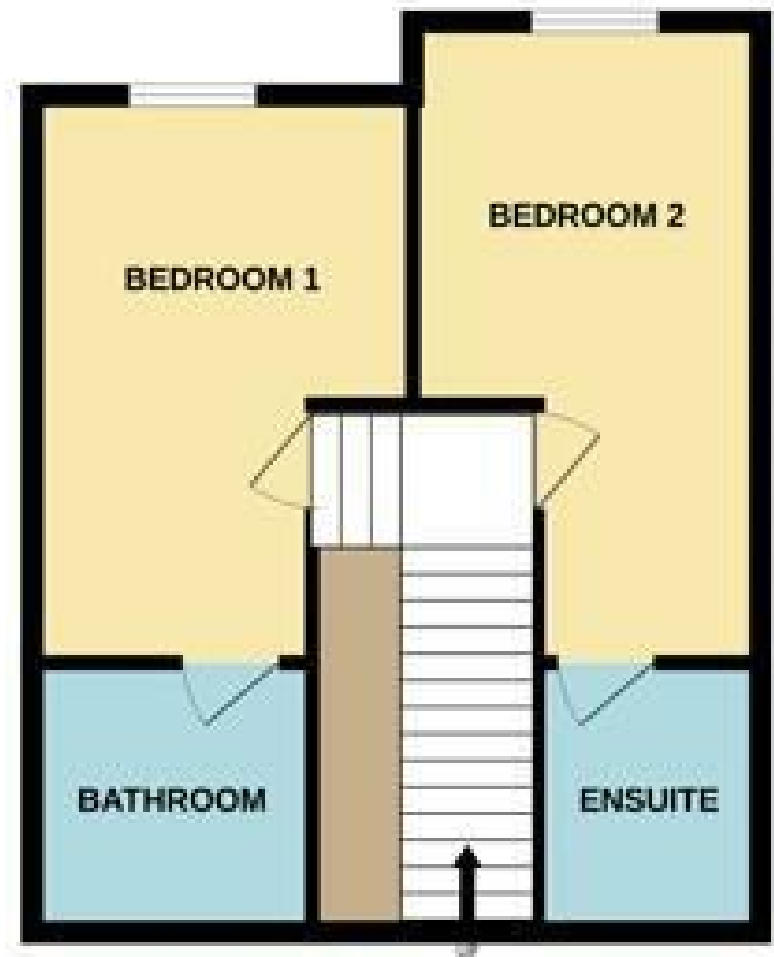
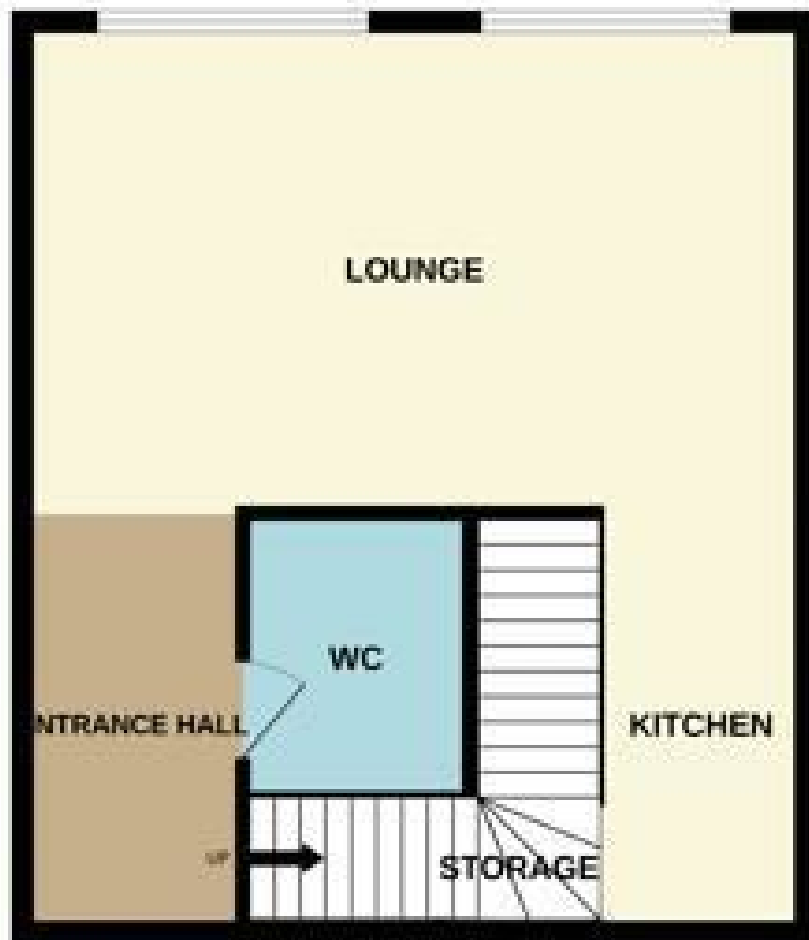
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IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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