



Apt 003a The Langley Building, 53 Dale Street, Manchester, M1 2HH

A delightful elevated ground floor two bedroom apartment which is located in the Langley building close to the heart of the Northern Quarter. The communal areas are full of character and period features including stained glass windows and decorative tiles. Spacious entrance hall with storage, bright living/kitchen with wood flooring, two double bedrooms and an attractive bathroom suite with tiled walls and floor. Secondary glazing to the large sash windows and electric heaters. Additionally this apartment comes with a secure allocated parking space. Mortgage Buyers Welcome.

Offers Around £240,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Entrance Hallway

Spacious hallway with laminate wooden flooring and storage, spot lighting and electric heater.

Kitchen / Lounge

23'2" x 11'6"

This room has two large secondary glazed windows with opening sash windows. Comfortable lounge area. Wood flooring. The kitchen comes with oven, hob and extractor with contrasting worktops. Sink unit and plumbing for a dishwasher and washing machine.

Bedroom One

11'2" x 13'1"

Large secondary glazed sash window, electric heater, spot lighting, electric power sockets.

Bathroom

6'10" x 5'6"

Fully tiled bathroom, beige matt tiles with dark contrasting grout, shower with rain attachment, low level W.C, hot water storage heater, spot lighting, heated towel rail. Access to storage cupboard, hot water storage tank.

Bedroom Two

11'5" x 11'8"

Spacious bedroom with large secondary glazed sash window, electric heater. Built in storage cupboard, spot lighting, electric heater.

Externally

The apartment benefits from underground parking space. As well as a communal garden space.

Additional Information

Service Charge £3,616.00 pa

Lease 250 From 2006

Ground Rent £100 pa

EPC Rating- D

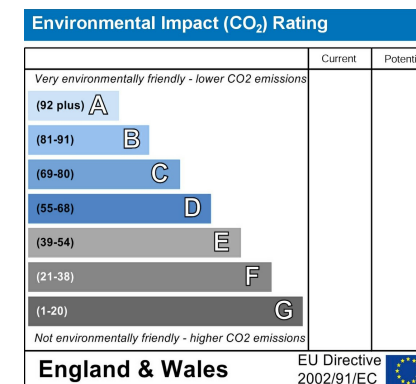
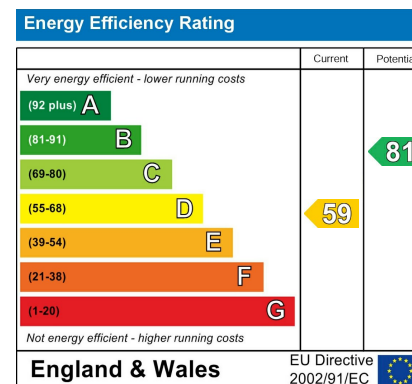
Managing Agent- Realty

Agents Notes

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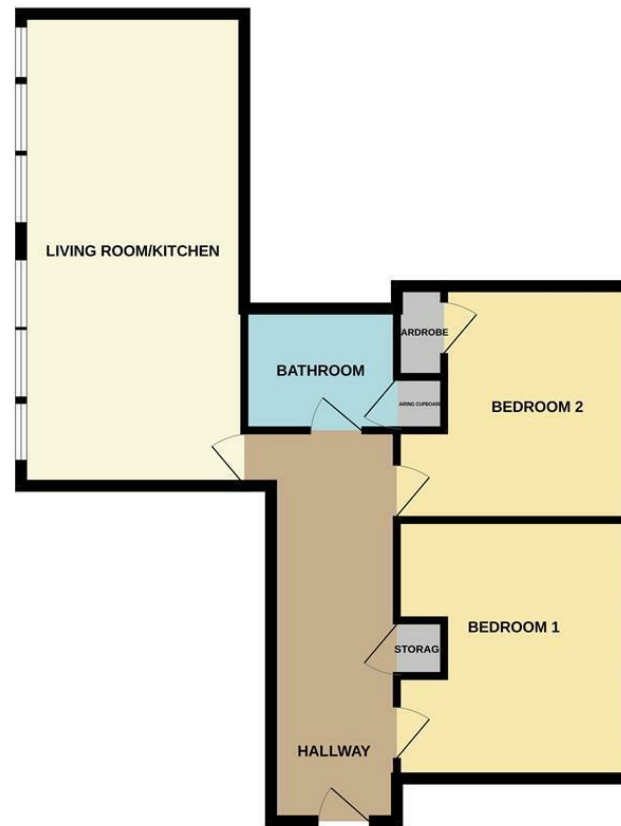
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GROUND FLOOR



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