



# Apt 33 The Frame, 2A The Waterfront, Openshaw, M11 4BX

## CASH BUYERS ONLY.

Welcome to this stylish two-bedroom apartment, ideally situated in the heart of Sportscity at The Frame, The Waterfront. Perched on the fifth floor, this beautifully presented apartment offers a spacious reception area that opens onto a private balcony with views of the nearby canal — perfect for relaxing evenings. With two generously sized bedrooms, the property offers versatile living space, ideal for a couple, small family and first time buyers. There is also a modern bathroom with contemporary fixtures and fittings. Additional benefits include a dedicated parking space for one car and the property is offered with no onward chain. 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

### The Building

The Waterfront area is known for its vibrant community and excellent transport links, making it an ideal location for those who wish to enjoy the benefits of city living while having a peaceful retreat to call home.

This apartment is perfect for first-time buyers or those looking to downsize without compromising on quality. With its modern design and practical layout, it presents an excellent opportunity to own a piece of contemporary living in Openshaw. Don't miss the chance to make this lovely apartment your new home.

### Kitchen / Lounge

12'9" x 23'3"

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

9'0" x 11'10"

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

### Bedroom Two

9'3" x 9'0"

Laminate flooring. Ceiling light. Wall mounted heater.

## Bathroom

5'11" x 9'6"

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

## Additional Information

Lease Term: 250 years (less 10 days) from 9 January 2003.

Service charges are approximately £2580.00 per annum

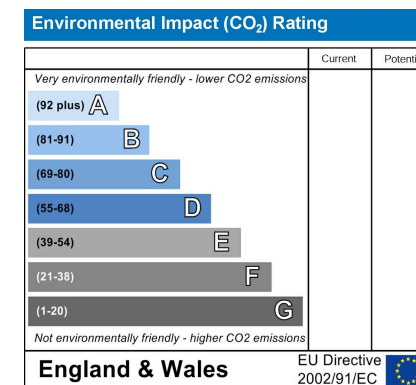
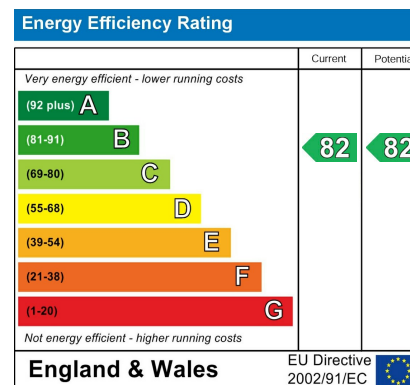
Ground rent £50.00 per annum

Council Tax Band: B

## Agents Notes

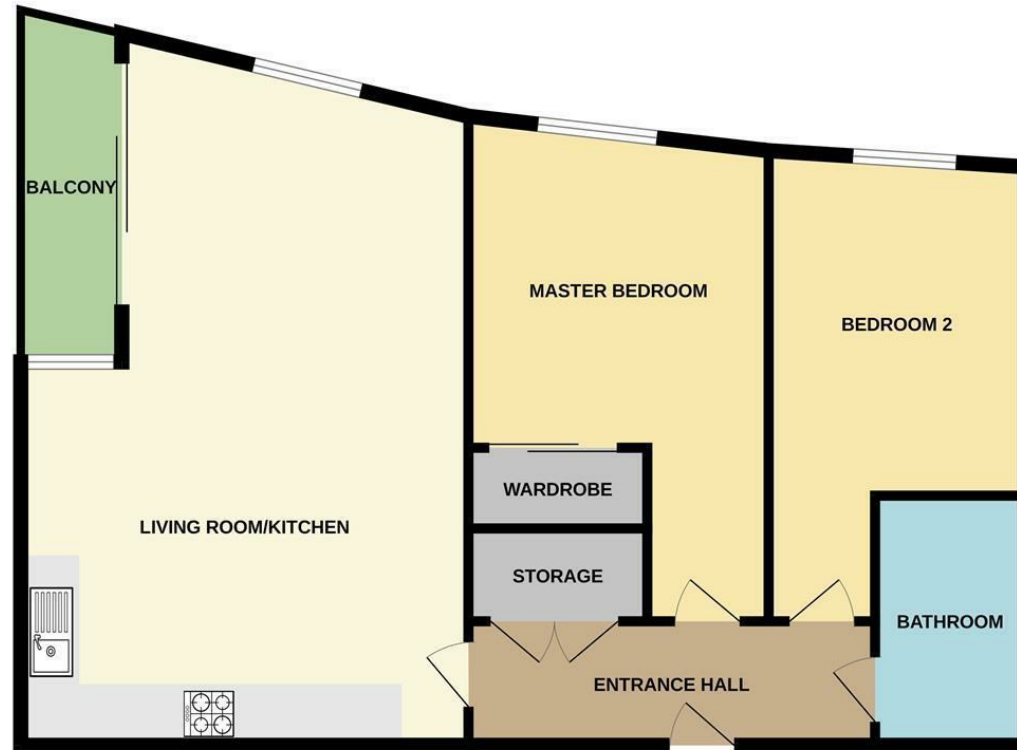
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.





## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

