



# Apt 11 88 Great Bridgewater Street, Manchester, M1 5JW

We are pleased to have for sale this two bedroom apartment found on the third floor of Great Bridge Water Street, situated just in between Deansgate Locks and Oxford Road. The property in brief comprises of entrance hallway leading to large open plan living area, stylish flooring and furnishings. Separate kitchen with integrated appliances. There are two well proportioned double bedrooms and there is a full bathroom with bath and mixer shower. NO ONWARD CHAIN. EWS1 IN PLACE.

## Asking Price £225,000

### 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, laminate flooring, electric heater, hot water storage tank.

#### Kitchen

7'7" x 7'11"

Range of wall and base units with complementary kitchen worktop, spot lighting, electrical power socket, integrated oven / hob and extractor fan.

#### Office

8'7" x 9'2"

Office room, electrical power sockets, electrical heater, spot lighting.

#### Lounge

15'5" x 16'7"

Spacious room with laminate flooring, electrical heater, spot lighting, access to the corner balcony, double glazed UPVC window.

#### Bedroom One

11'9" x 7'10"

Laminate flooring, electric heater, spot lighting, electric power sockets, wood framed double glazed window.

#### Bathroom

7'6" x 6'9"

Part tiled bathroom, shower attachment with mixer, glass shower screen, fitted mirror, spot lighting.

#### Bedroom Two

11'11" x 10'4"

Laminate flooring, electric heater, spot lighting, electric power sockets, wood framed double glazed window.

#### Externally

Balcony Accessed through lounge.

### Additional Information

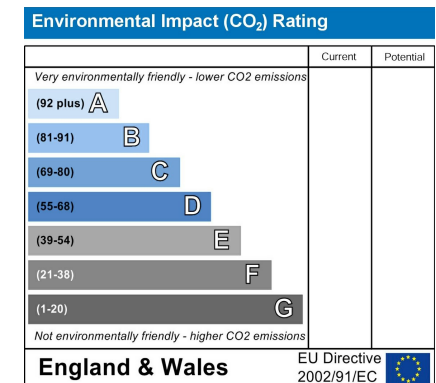
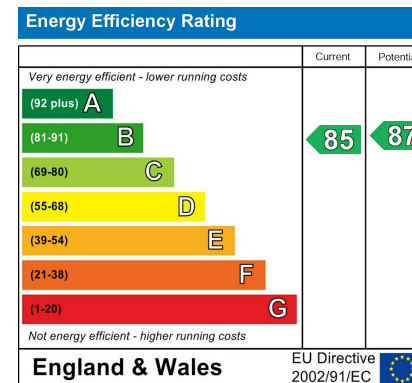
Service Charge £2,671.26 per annum  
Lease- 150 years from 1998  
Ground Rent £87 pa  
Development Managed by Living City  
Council Tax Band - D  
EPC Rating - B

### 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.

### Disclaimer

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