



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

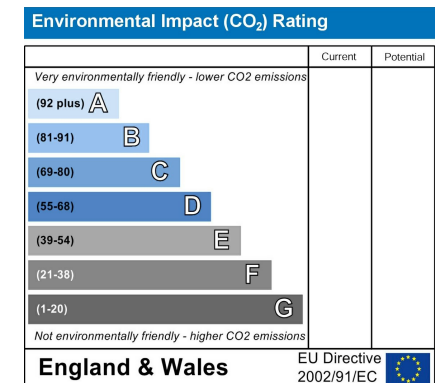
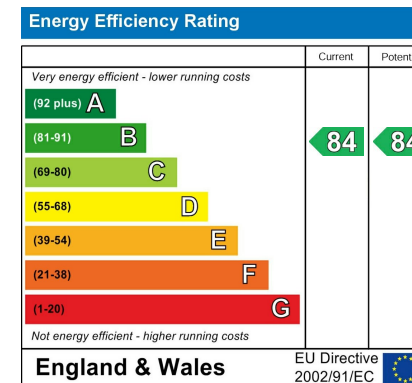
Council Tax Band - D

Agents Notes

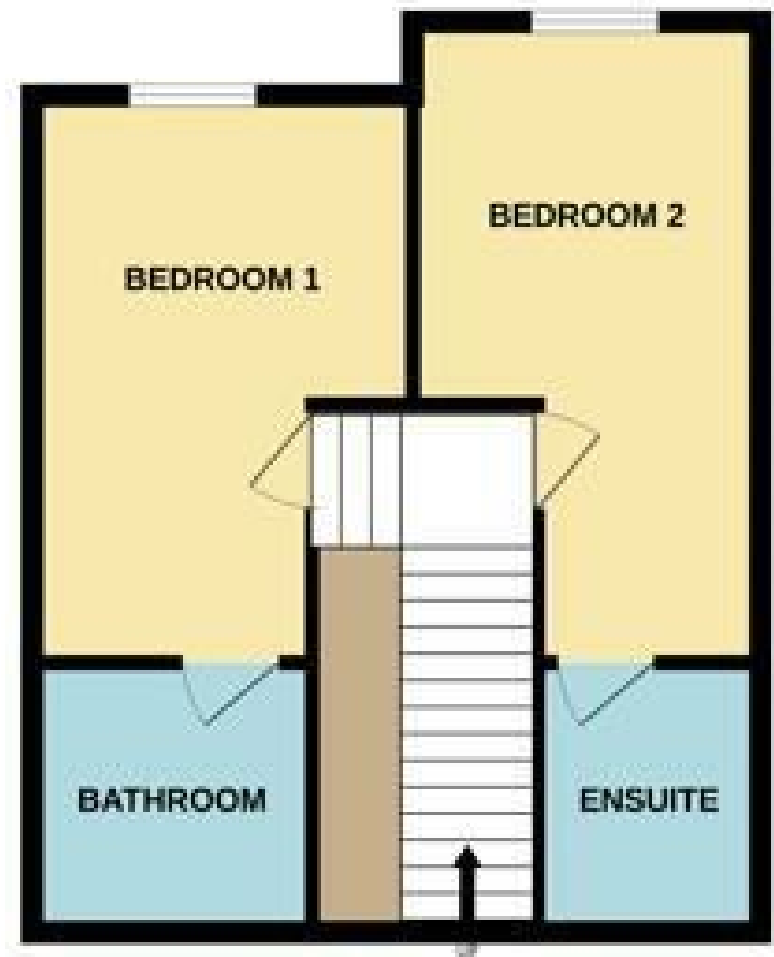
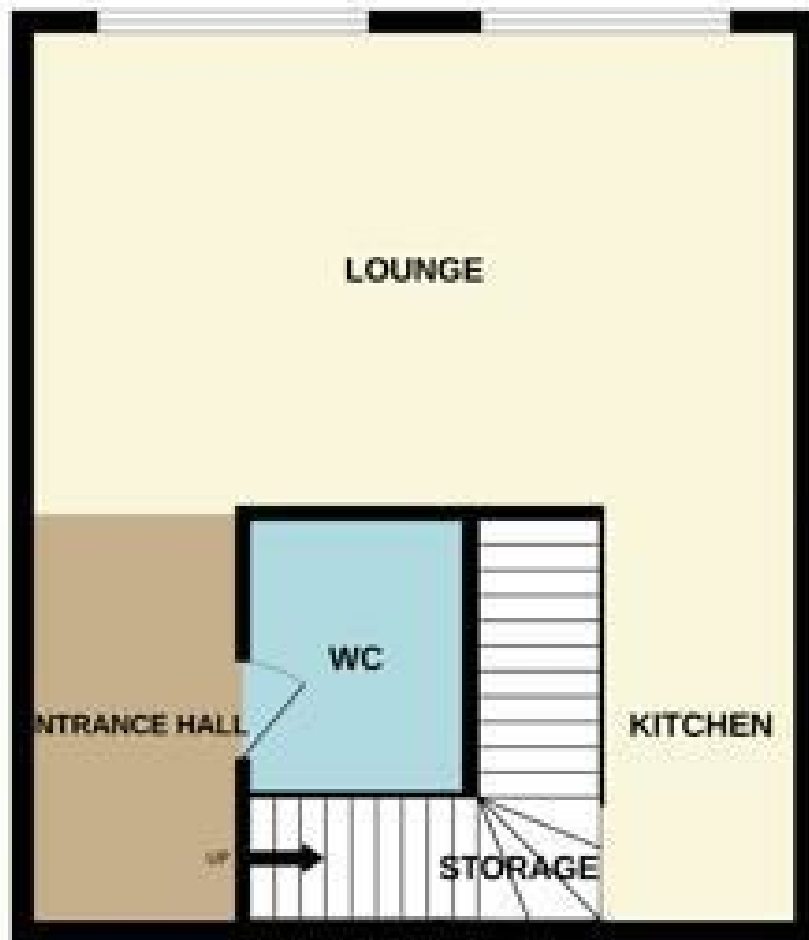
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