



Apt 28 The Cube, The Waterfront 2b, Sportscity, Manchester, M11 4DB

Two Double Bedroom 4th floor apartment occupies a corner plot on this popular development at Sports City, Manchester. Overlooking Manchester City's Etihad stadium and being close to the tram stop, the apartment offers larger than average living accommodation throughout. The layout comprises of entrance hallway leading to large open plan lounge/kitchen which leads to the balcony. There are two double bedrooms, both with fitted wardrobes and an en-suite shower room to the master bedroom. Family bathroom Parking for 1 car. Council Tax Band C, EPC rating C. EWS-1 in place

Asking Price £150,000

Viewing arrangements

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

Entrance Hall

Welcoming hallway leading to all rooms, storage cupboard housing hot water system.

Lounge / Kitchen

18'1" x 15'5"

Spacious open plan kitchen within the living area. Range of matt grey wall and base units with complimentary worktop, integrated electric hob/oven and microwave, fridge, freezer, sink with mixer tap over. Radiator and ceiling spot lights. Access to the full length balcony with amazing views of the Etihad stadium.

Bedroom One

11'6" x 11'8"

A well-presented and spacious room featuring a built-in wardrobe, carpeted flooring, wall-mounted radiator, numerous power points and access to the en-suite bathroom, sliding doors giving access to balcony.

En-Suite

7'0" x 6'0"

Low level WC, single enclosure shower, hand wash basin, built in extractor fan, towel rail, ceiling light.

Bedroom Two

11'7" x 8'11"

Fitted carpets, double glazed UPVC window, radiator, spot lighting, electrical power sockets.

Bathroom

7'1" x 9'1"

Part tiled bathroom, glass shower screen, rain attachment with mixer, low level W.C, hand wash basin, fitted mirror, spot lighting, towel rail.

Externally

Wrap around balcony accessed through the lounge / kitchen. Private balcony found through master bedroom. Allocated parking space available.

Additional Information

Service Charges £2375.64p pa

Lease 250 Years from 2003

Ground Rent None Collected

EPC Rating- C

Council Tax Band - C

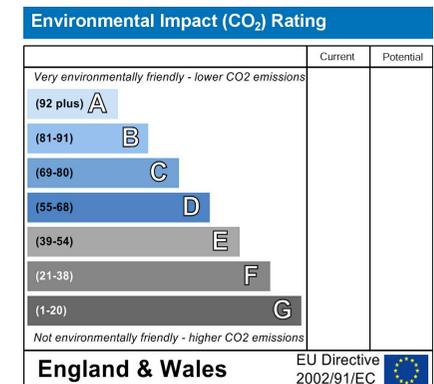
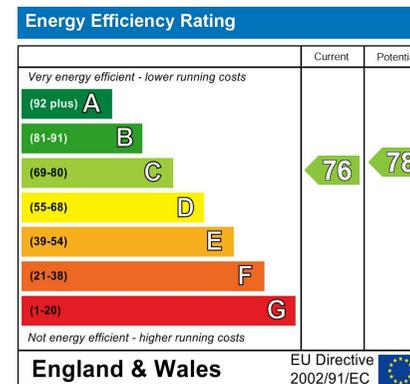
Building Managed By Steven Scanlan

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