



# 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

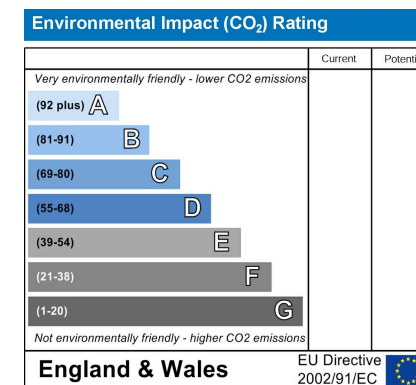
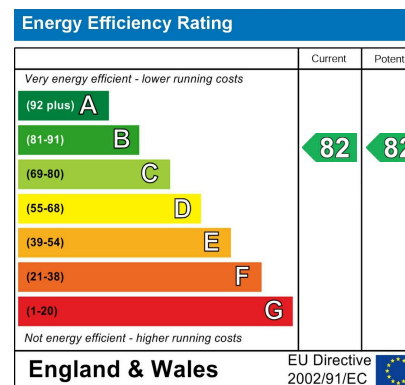
Ground rent £50.00 per annum

Council Tax Band: B

## Agents Notes

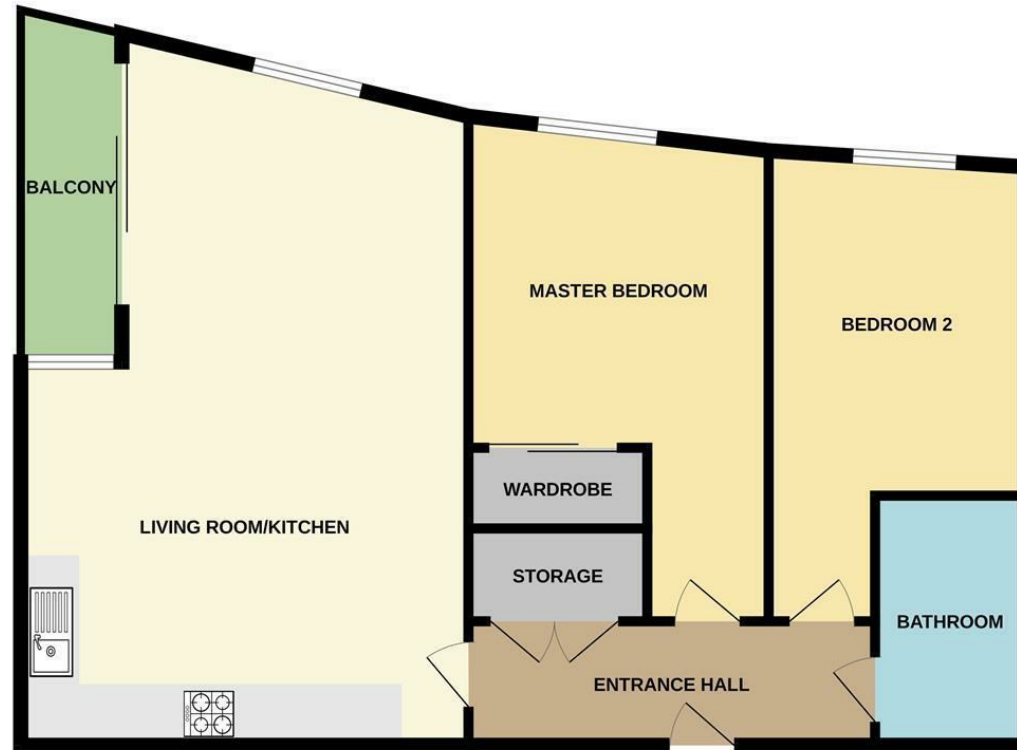
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## 5TH FLOOR



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