



# Apt 24 The Cube, 2B The Waterfront, Sportscity, Manchester, M11 4DB

Welcome to this exceptional studio apartment located on the fourth floor of The Cube, situated in the vibrant Sportscity area. Spanning an impressive 484 square feet, this spacious studio offers a perfect blend of comfort and style, making it an ideal choice for modern living. As you enter, you are greeted by an entrance hallway with two large storage cupboards that lead through to a well-designed reception area that seamlessly flows into the bedroom space, providing a sense of openness and versatility. The large studio layout allows for easy arrangement of furniture, ensuring that you can create a personalised living environment that suits your lifestyle. One of the standout features of this property is the wrap-around balcony, which offers stunning views of the surrounding area and in to the city. Imagine enjoying your morning coffee or unwinding in the evening while taking in the picturesque scenery. The balcony is perfect for those who appreciate outdoor space and wish to enjoy the fresh air. The apartment also includes a well-appointed bathroom, ensuring convenience and privacy. Additionally, the property benefits from designated parking, a valuable asset in this bustling location. Living in Sportscity means you are surrounded by a wealth of amenities, including shops, transport links, and recreational facilities, all within easy reach. This studio apartment is not just a home; it is a lifestyle choice that offers both comfort and convenience. In summary, this large studio apartment at The Cube is a rare find, combining stunning views, a wrap-around balcony, and a prime location. Whether you are a first-time buyer or looking to invest, this property is sure to impress. Do not miss the opportunity to make this delightful space your own. EWS1 IN PLACE.

## Price £124,950

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Karndean flooring. Wall mounted radiator. Ceiling light. Two storage cupboards, one housing the washing machine and water tank.

### Kitchen/Living Area

16'4", 13'2" x 15'5"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer. Cooker with hob and extractor over. Karndean flooring. Wall mounted radiator. Ceiling light. TV point. Access to balcony.

### Bedroom Area

11'6" x 9'7"

Foldaway bed with fitted wardrobes around. Karndean flooring. Wall mounted radiator. Ceiling light.

### Bathroom

Low level W.C. Sink with mixer tap. Bath with mixer shower over. Shaver point. Heated towel rail. Karndean flooring. Ceiling light.

### Externally

Private balcony with city and water views. Lifts to all floors. Secure allocated parking.

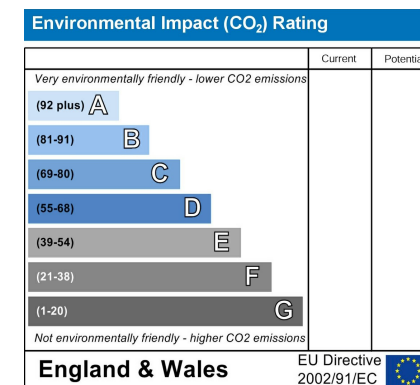
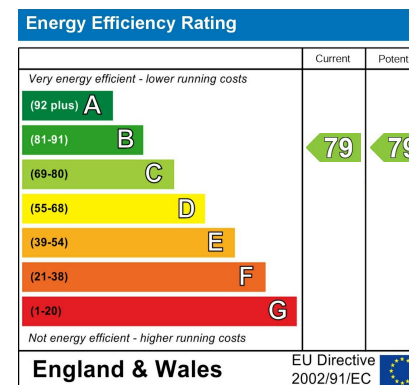
### Additional Information

Service Charges £182 per month including buildings insurance

Ground Rent Nil (Lease makes reference to a ground rent at £50 per annum, however, this has never been collected)

Lease 125 Years from 2005

Building Managed By Scalans





## 4TH FLOOR



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