Kaytons estate agents



Apartment 96 The Vie Building, 189 Water Street, Manchester, M3 4JF

Asking Price £205,000

2 | 2 | 1 | B





** SECURE ALLOCATED UNDER CROFT PARKING SPACE ** EWS1 FORM WITH A1 RATING ** Boasting a south facing balcony overlooking the River Irwell is this charming corner aspect apartment which can be found on the fringes of Manchester city centre. The stylish property is positioned on the sixth floor of a conveniently positioned purpose built development close to Regent Road Retail Park and provides easy access to Mancunian Way and motorway network. Deansgate is a short walk away via Castlefield and a similar distance in the opposite direction is Salford Quays. The well presented accommodation briefly comprises; entrance hallway with generous storage/utility cupboard, bright open plan living room with access to the balcony, fitted kitchen with integrated appliances and dining area, two well proportioned double bedrooms, en suite shower room and a three piece bathroom suite. No onward chain. EPC rating (B)

Lease: 125 years from 2006
Annual Ground Rent: £270
Annual Service Charge: £3150

- SPACIOUS TWO BEDROOM APARTMENT
- SECURE UNDER CROFT PARKING SPACE
- NO ONWARD CHAIN
- CLOSE TO CORNBROOK TRAM STATION & MOTORWAY NETWORK
- EWS1 FORM WITH A1 RATING
- PRIVATE SOUTH FACING BALCONY OVERLOOKING RIVER IRWELL
- BATHROOM + EN SUITE SHOWER ROOM
- SHORT WALK FROM DEANSGATE & SPINNINGFIELDS
- PURPOSE BUILT WATERSIDE DEVELOPMENT
- BRIGHT CORNER ASPECT POSITION



365 Chapel Street, Salford, Greater Manchester, M3 5JT
Tel: 0161 672 1144 Email: info@kaytons.co.uk www.kaytons.co.uk