



## Apartment 33 The Delaney Building, Derwent Street, Asking Price £175,000



\*\* EWS1 FORM AVAILABLE, MORTGAGE BUYERS WELCOME \*\* This beautifully presented apartment is located on the second floor and benefits from a south facing aspect providing an abundance of natural light. The Delaney Building forms part of Lowry Wharf development, which is situated on the outskirts of Manchester city centre and is a short distance from Salford Quays, Media City and transport links including Combrook Metrolink. The immaculate accommodation briefly comprises; entrance hallway with storage cupboard, bright open plan living room with Juliette balcony, stylish kitchen with integrated appliances, two double bedrooms, en suite shower room and a three piece bathroom. Secure allocated parking space included. EPC rating (C)

Lease: 125 years from 2011  
Annual Ground Rent: £340  
Annual Service Charge: £1,640  
Annual Building Insurance: £485

- Second Floor Position
- Secure Allocated Parking Space
- Bathroom + En Suite Shower Room
- Close to Regent Road Retail Park
- Sold with Vacant Possession
- Two Double Bedrooms
- Juliette Balcony with Side Elevation
- Immaculate Presentation
- Short Distance from Manchester City Centre & Salford Quays
- EWS1 Form Available

