



## Flat 9 Annadale Place, 12 Warden Street, Manchester, Offers In The Region Of £145,000



**\*\* SECURE ALLOCATED PARKING SPACE INCLUDED \*\*** This well presented two bedroom apartment forms part of a low rise purpose built development within the Newton Heath region and is approximately 10 minutes from Manchester city centre. The second floor property boasts a bright corner aspect position and is within easy reach of transport links including Newton Heath and Moston Tram stop along with supermarkets Lidl and ASDA. It's currently tenanted on a periodic tenancy and would be suitable for both investors and first time buyers. The accommodation has been well maintained by the current resident and briefly comprises; entrance hallway, open plan living room with Juliet balcony, modern fitted kitchen diner, two double bedrooms, bathroom and en suite shower room. EPC rating B.

Lease: 998 years from 2011  
Annual Ground Rent: £100  
Annual Service Charge: £1,699

- SECOND FLOOR CORNER ASPECT POSITION
- BATHROOM + EN SUITE SHOWER SUITE
- WELL MAINTAINED LOW RISE DEVELOPMENT
- SUITABLE FOR INVESTORS & FIRST TIME BUYERS
- GAS CENTRAL HEATING
- SPACIOUS TWO BEDROOM APARTMENT
- GATED RESIDENTS' PARKING
- 10 MINUTES DRIVE FROM MANCHESTER CITY CENTRE
- OPEN PLAN LIVING ROOM WITH JULIET BALCONY
- CLOSE TO NEWTON HEATH & MOSTON TRAM STOP

