



6 The Waterfront, Manchester, M11 4AY

**Asking Price £190,000**



\*\* EWS1 FORM AVAILABLE - MORTGAGE BUYERS WELCOME \*\* A spacious two bedroom apartment occupying a bright third floor position in a convenient Sport City location close to a number of amenities and venues within the Eastlands area of Manchester including; ASDA superstore, Metrolink station, Etihad Stadium and Co op Live. This popular waterside development is a short drive from Manchester city centre and is accessed via a secure entrance system. The well proportioned accommodation offers a dual aspect and briefly comprises; entrance hall with storage cupboard, open plan living room with access to a private balcony, impressive kitchen diner with integrated appliances and opening to a Juliet balcony overlooking the canal, two double bedrooms with fitted wardrobes, en suite shower room and a three piece bathroom suite. Secure allocated parking space included. No onward chain.

Lease: 250 years from 2003.  
 Annual Service Charge: £2,352.20 (includes ground rent)  
 Management Company: Scanlans

- THIRD FLOOR POSITION
- SPACIOUS TWO BEDROOM APARTMENT
- BRIGHT DUAL ASPECT OPEN PLAN LIVING ROOM
- NO ONWARD CHAIN
- SPORT CITY LOCATION OPPOSITE ASDA HYPERMARKET
- SECURE ALLOCATED PARKING SPACE
- PRIVATE BALCONY
- EWS1 FORM IN PLACE
- BATHROOM + EN SUITE SHOWER ROOM
- CLOSE TO METROLINK NETWORK, ETIHAD STADIUM & CO OP LIVE

