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*a property for everyone*

111 WATER STREET  
Manchester, M26 3BJ  
£60,000

# 111 WATER STREET

## Property at a glance

- FIRST FLOOR APARTMENT
- TWO BEDROOMS (MASTER WITH ENSUITE)
- PVC DOUBLE GLAZING
- ELECTRIC HEATING
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- BALCONY
- COMMUNAL GARDENS & ALLOCATED PARKING

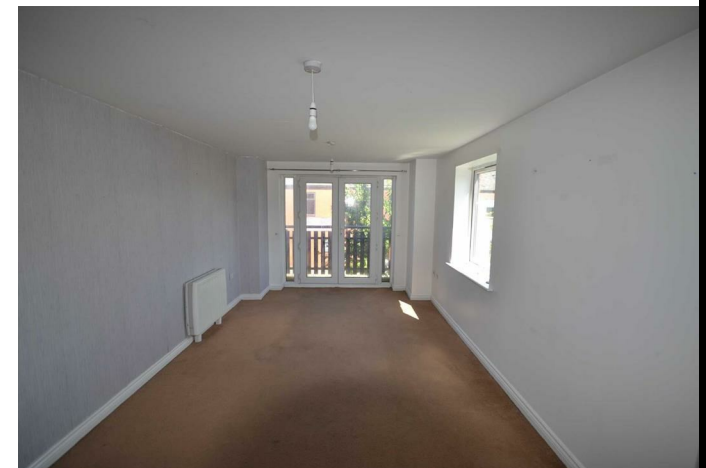
"TWO BEDROOM FIRST FLOOR APARTMENT" TWO BATHROOMS" WALKING DISTANCE TO THE METROLINK STATION"

A two bedroom, first floor apartment positioned within easy access of all local amenities including nearby schools, shops and transport networks. The property is offered for sale with vacant possession and no upward chain and further features include: PVC double glazing, electric heating, feature lounge with double opening PVC patio doors leading out onto the balcony, modern fitted kitchen, two bedrooms (master en-suite) and a modern family bathroom. Outside - communal gardens and allocated parking.

The Energy Performance Certificate Rating is: B

### Additional information:

Leasehold. 150 years from Jan 2006. Ground rent £400 PA. The ground rent is reviewed every 10 years and will double on each review until the fiftieth anniversary of the lease. Written consent is required to keep pets at the property. The service charge due from 1 April 2019 to 31 March 2020 is £1223.28





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