



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**APT 186 185 WATER STREET, M3 4JU**  
**£195,000**



## DESCRIPTION

A BRIGHT AND AIRY TWO DOUBLE BEDROOM APARTMENT BOASTING A MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, BALCONY WITH CANAL VIEWS AND A DESIGNATED PARKING SPACE WITHIN A SECURE GATED CAR PARK.

This modern two double bedroom apartment is situated in the vibrant Castlefield Area. Situated a short walk from the city centre and close to superb transport links. The property is presented to a very high standard and can be sold fully furnished. In brief comprising: Entrance hallway with storage cupboard, spacious lounge/kitchen area providing access to the balcony, two well proportioned double bedrooms the master being serviced by an En-Suite shower room and a further main bathroom. Externally the property benefits from one designated car parking space.

£217 Per Month Service Charge. Ground Rent £25 Per Month. Leasehold 107 years remaining. Council Tax Band D.

## KEY FEATURES

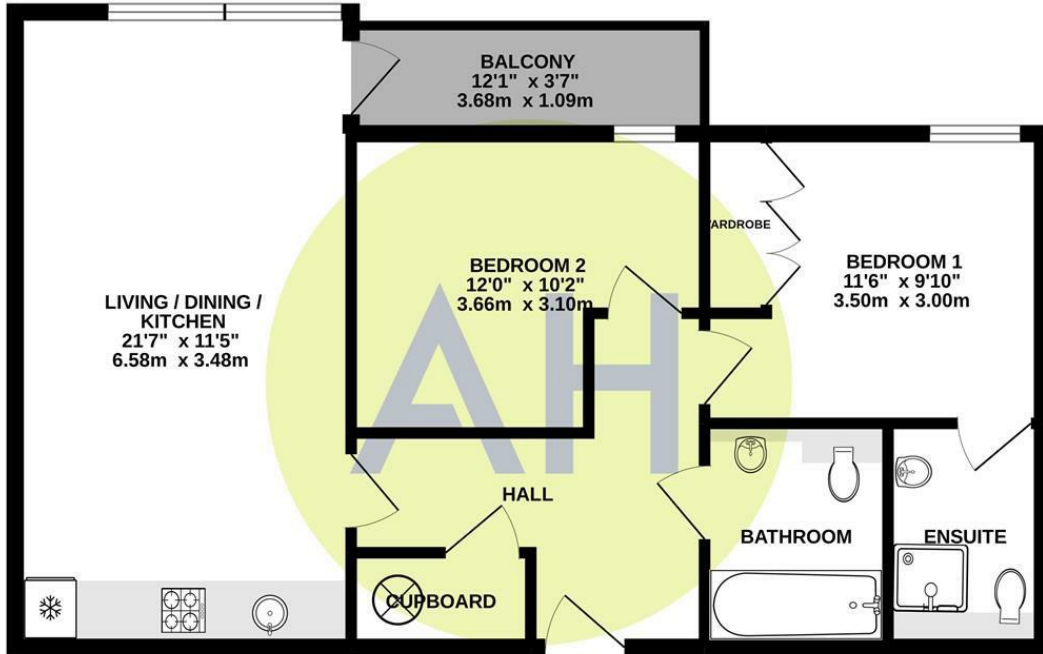
- Two double bedroom apartment
- Master bedroom with En-Suite shower room
- Spacious lounge/kitchen with balcony
- Buy to Let Only (Currently tenanted)
- Leasehold 107 years remaining
- Situated in the Castlefield area
- Designated parking space
- Cash buyers only
- £217 Per Month Service Charge







GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



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TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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