

Helmshore Walk, Manchester, Greater Manchester

Asking Price: £225,000

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PLEASE DONT OPEN





Positioned within the ever-popular Brunswick development, this generously proportioned first floor duplex apartment presents an excellent opportunity for both owner occupiers and investors alike. Offering well-balanced accommodation throughout and exciting scope for improvement, the property is ideal for buyers looking to add their own stamp on a home.

The location is one of the property's strongest assets. Situated just moments from Upper Brook Street, residents benefit from excellent access to Manchester City Centre, the Universities, Manchester Royal Infirmary and a wide range of local amenities and transport links.

Internally, the accommodation offers bright and spacious rooms throughout. The kitchen provides ample space for everyday living, while the sizeable lounge creates a comfortable living area with direct access to a private balcony, providing a useful outdoor retreat.

There are three well-proportioned bedrooms, offering flexibility for families, home working, or the buy-to-let market. A family bathroom completes the accommodation.

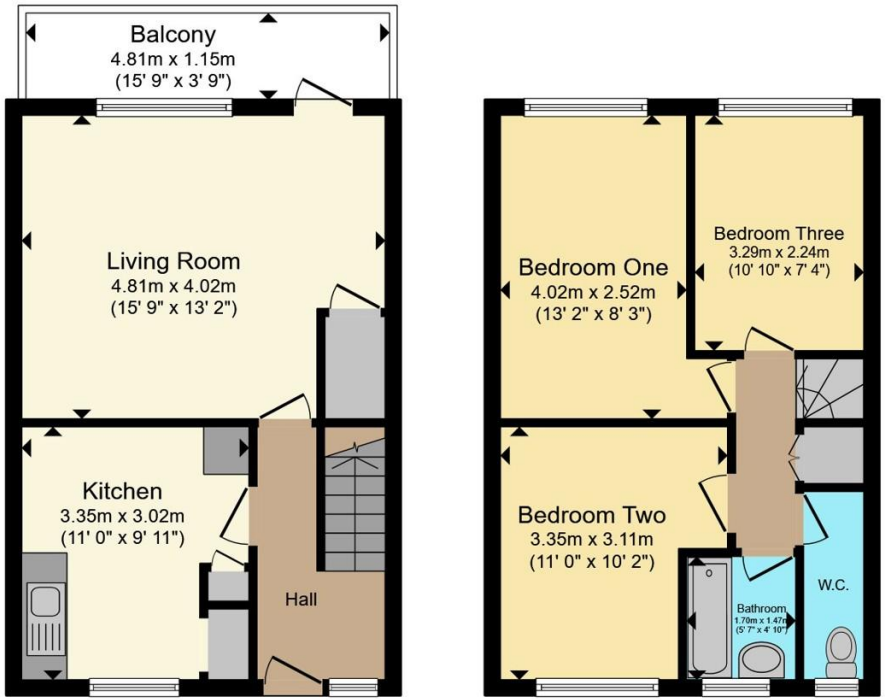
While some updating is required, the property offers a fantastic blank canvas with the potential to create a stylish home in an increasingly sought-after central Manchester location.

Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**

Total floor area 71.9 m² (774 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£307**

Years Left on Lease: **103**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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