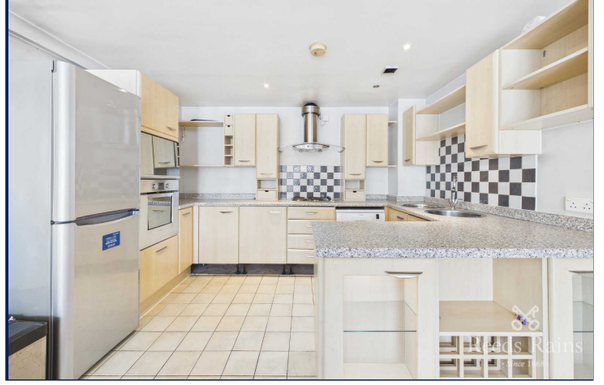


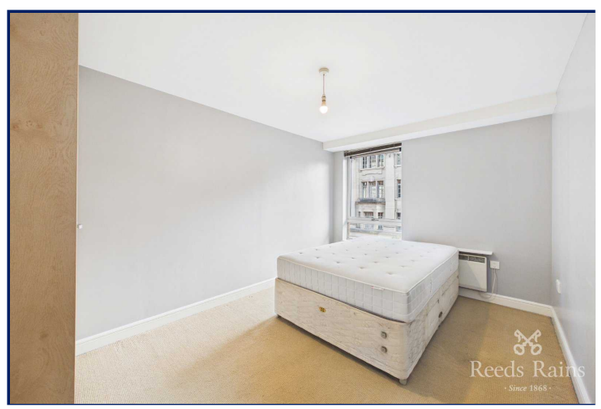


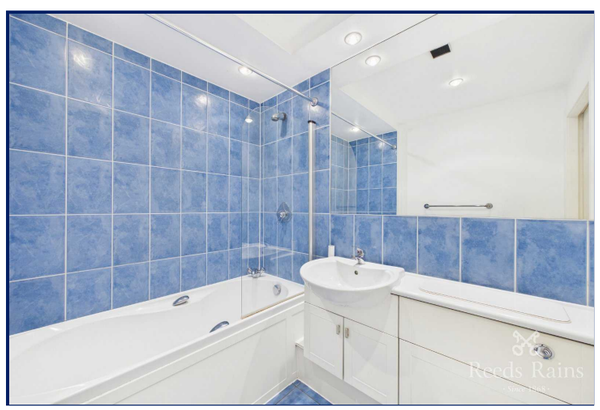












Whitworth Street West,
Manchester, M1

Asking Price: £220,000
Leasehold

Reeds Rains

reedsrains.co.uk

Whitworth Street West, Manchester, M1

Asking Price: £220,000 Leasehold

Council Tax Band: E
EPC Rating: B

A spacious 2 bedroom apartment complete with parking space and balcony on the 5th floor of the prestigious W3 development in the heart of Manchester city centre. Pleasant views along Oxford Street and of the Palace Theatre. Concierge facility and communal garden. Comprising a large open-plan living area with kitchen, 2 bedrooms (1 ensuite) and main bathroom. No onward chain. EWS1 form available (B1 rating). EPC Rating B.

5TH FLOOR
Secure communal entrance in the impressive entrance lobby complete with concierge facility. The apartment can be reached via lift or stairs.

Entrance Hall
L-shaped hall with wooden-style flooring and utility cupboard.

Living Area/Kitchen
29'4" x 11'9" (8.94m x 3.58m)
Flexible open-plan layout with a floor-to-ceiling window overlooking Oxford Street and the Palace Theatre. Living/dining area with wooden-style flooring. Kitchen area with fitted base and wall units, integrated electric oven and hob with extractor hood, circular sink with mixer tap, tiled splashbacks and flooring, spaces for appliances.

Bedroom 1
17'4" x 9' (5.28m x 2.74m)
Window, carpeted floor and dressing area with fitted wardrobe. Door to:

Ensuite
Shower cubicle, wash basin with mixer tap, WC, shaver point, tiled splashbacks and flooring, heated towel rail.

Bedroom 2
13'7" x 9'5" (4.14m x 2.87m)
Window and carpeted floor.

Bathroom
Panelled bath with shower over, wash basin with mixer tap, WC, shaver point, tiled splashbacks and flooring, heated towel rail.

Parking
A secure allocated parking space is included in the sale, accessed via electronic gate.

Leasehold/Council Tax
Lease term: 125 years from 1st January 2002.
Service charge: £983.87 for period 01/07/26-30/09/26 equating to an approximate annual figure of £3935.48.
Ground rent: £150 per annum.
Please verify lease details with your solicitor.
Council tax band E (Manchester City Council).

Agent's Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk