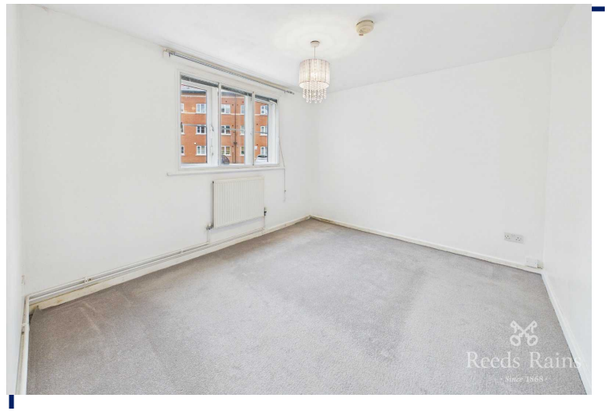
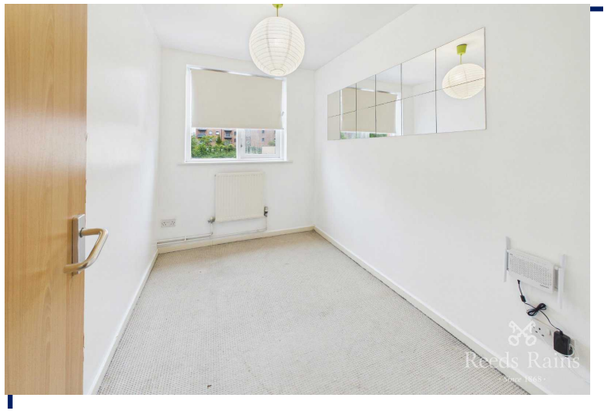
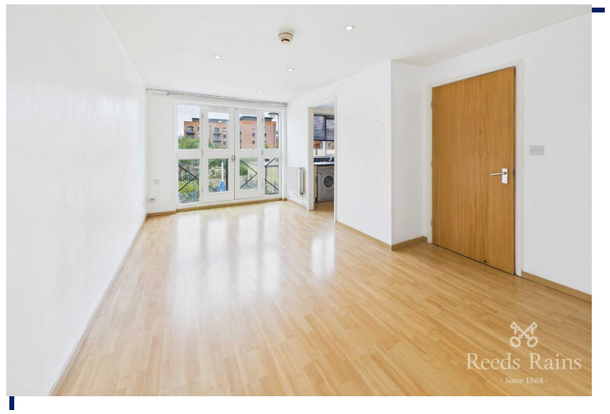


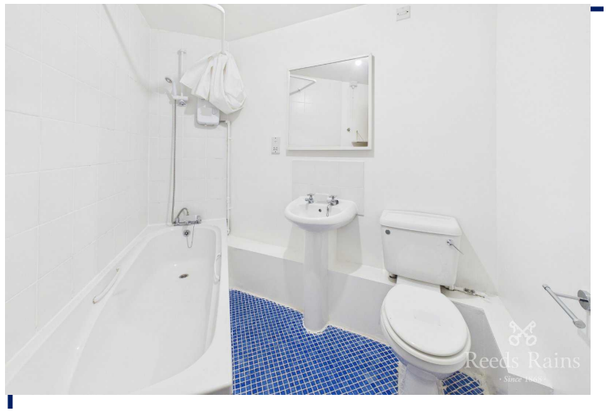














4 Wharf Close, Manchester, M1 2WE

Asking Price: £185,000
Leasehold

Reeds Rains

reedsrains.co.uk

4 Wharf Close, Manchester, Greater Manchester, M1 2WE

Asking Price: £185,000 Leasehold

Council Tax Band: C
EPC Rating: C

A two bedroom apartment within the ever popular Wharf Close development close to Piccadilly station, the Northern Quarter and Ancoats. Situated by the Ashton Canal with secure gated access the apartment is in need of some cosmetic improvement. No forward chain. EPC Rating C.

Ground Floor

Entrance Hall
Front door. Wood effect floor. Built in storage cupboard. Radiator.

Living Room
Double doors open to the Juliet balcony with a Store Street elevation. Wood effect floor. Two radiators. Spotlights to ceiling. Open into;

Kitchen
Window overlooking Store Street. Fitted with wall and base units with work surfaces over with stainless steel sink and drainer unit with mixer tap. Built in oven and four ring gas hob and extractor over (all not tested). Wall mounted gas central heating combination boiler (not tested). Wood effect floor. Tiled splash backs.

Bedroom 1
Window overlooking central courtyard. Radiator.

Bedroom 2
Window overlooking Store Street. Radiator.

Bathroom
Fitted with a white three piece suite comprising; wash hand basin, bath with mixer tap and WC. Part tiled walls. Radiator.

Lease Details / Council Tax
Lease term: 125 years from 1st January 2000.
Ground rent: TBC
Service charge: TBC
Building insurance: TBC
Please verify lease details with your solicitor.

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.

Council tax band C (Manchester City Council).

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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.



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