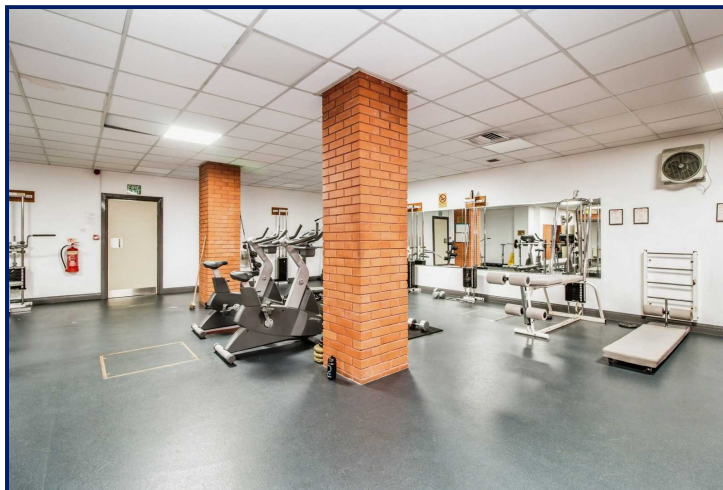
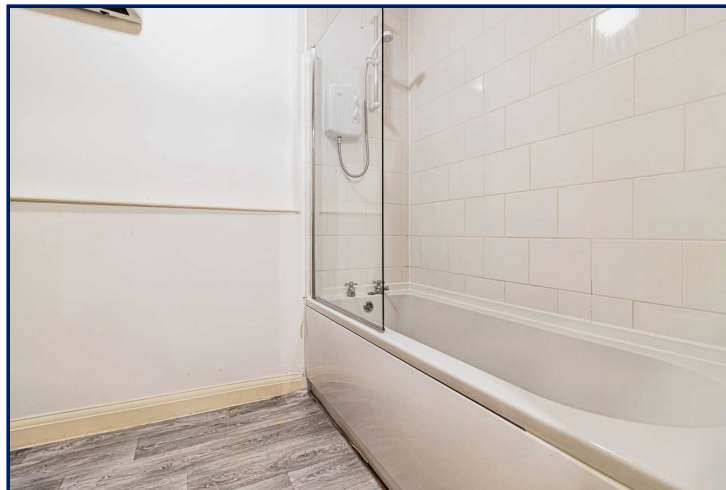
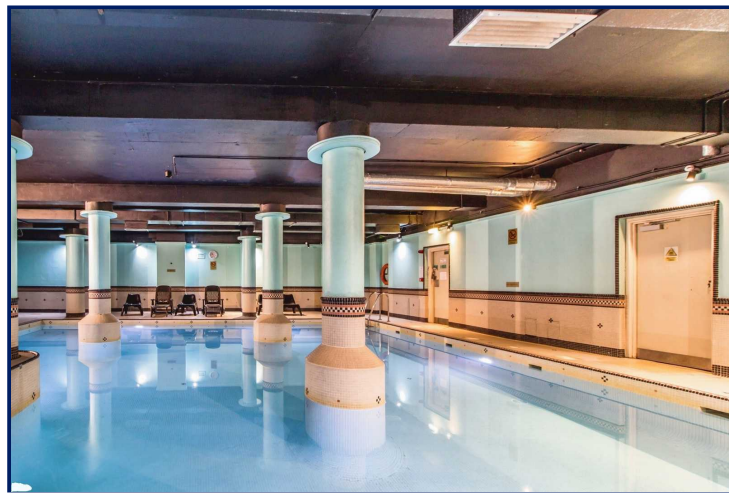
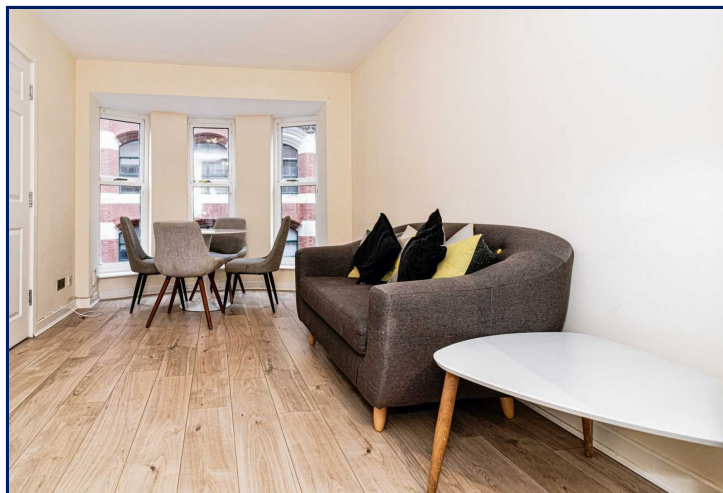
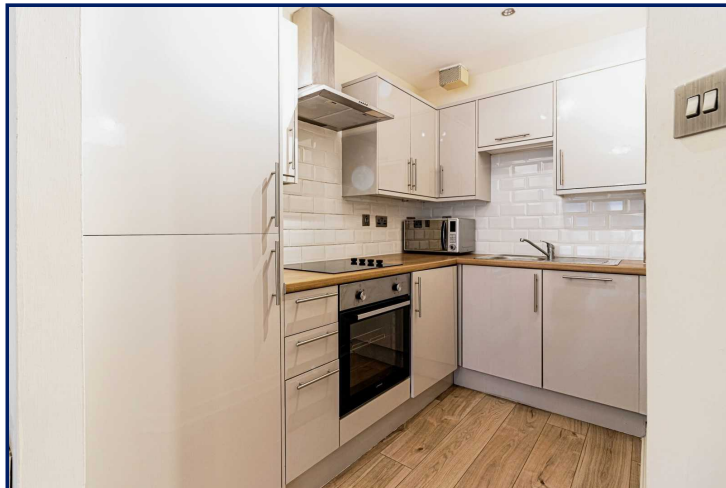




Velvet Court, Granby Row,
Manchester, M1

Asking Price: £119,950
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Velvet Court, Granby Row, Manchester, M1
Asking Price: £119,950 Leasehold

Council Tax Band: B
EPC Rating: C

A superb 1 bedroom apartment within the Granby Village development which includes use of the on site swimming pool, gym and games room. The apartment is on the second floor and benefits from upgraded kitchen and bathroom. Desirable location equidistant from Oxford Road and Piccadilly train stations, close to the Village and the universities. No onward chain. EPC Rating C.

2ND FLOOR

Secure communal entrance. The apartment can be reached via lift or stairs.

Entrance Hall

With cupboard, wooden-style flooring and electric heater.

Living Area/Kitchen

22' (6.70) x 9'1" (2.77) (both max)
With large feature windows, wooden-style flooring and electric heater. The open-plan kitchen features a range of contemporary style base and wall units, integral electric oven and hob with extractor hood, sink with mixer tap, tiled splashbacks, integral fridge/freezer, dishwasher and washing machine.

Bedroom

10'11" x 9' (3.33m x 2.74m)
With window, carpeted floor and connecting doors to the living area.

Bathroom

8'10" x 5'9" (2.7m x 1.75m)
Panelled bath with shower over, wash basin, WC, wooden-style flooring.

Leisure Facilities

Residents of Velvet Court have access to the excellent on site leisure complex located under the building. Along with changing rooms the complex consists of three principal rooms, namely, the games room including snooker and table tennis tables, the gymnasium with a range of equipment and the swimming pool complete with poolside Jacuzzi.

EWS1 Form

There is an EWS1 form in place dated 28/11/2020 with an A2 rating.

Leasehold/Council Tax

Lease term: 999 years from 1st January 1991.
Service charge: £2013.55 for period 01/07/26-31/12/26, equating to an approximate annual figure of £4027.10.
Ground rent: peppercorn.
Please verify lease details with your solicitor.
Council tax band B (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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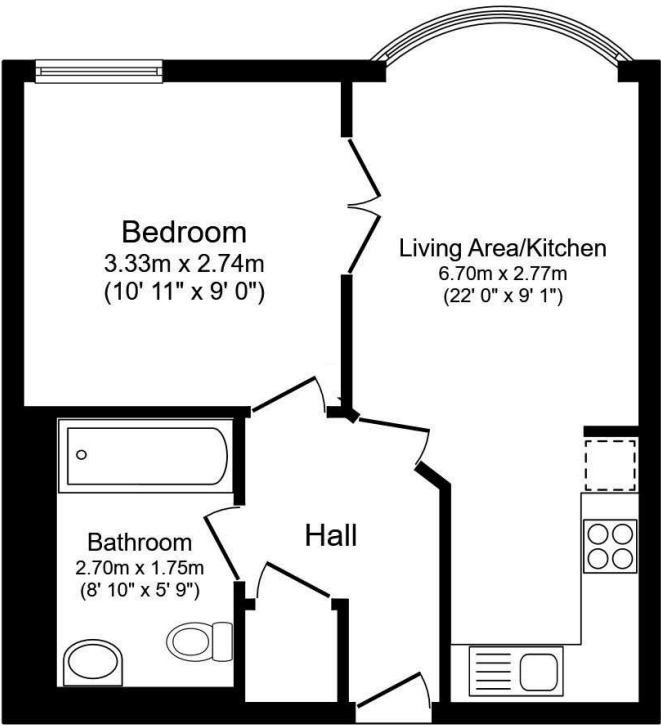
All Measurements
All Measurements are Approximate.

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.



Total floor area 41.6 sq.m. (447 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). Plan produced for Reed Rains. Powered by www.focalagent.com

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