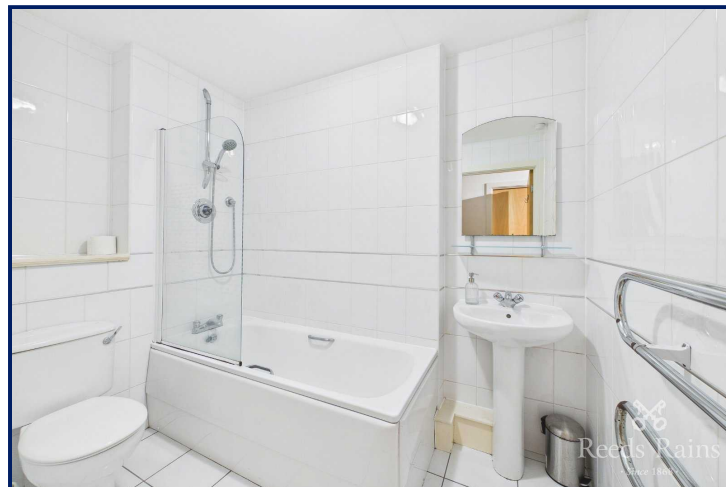
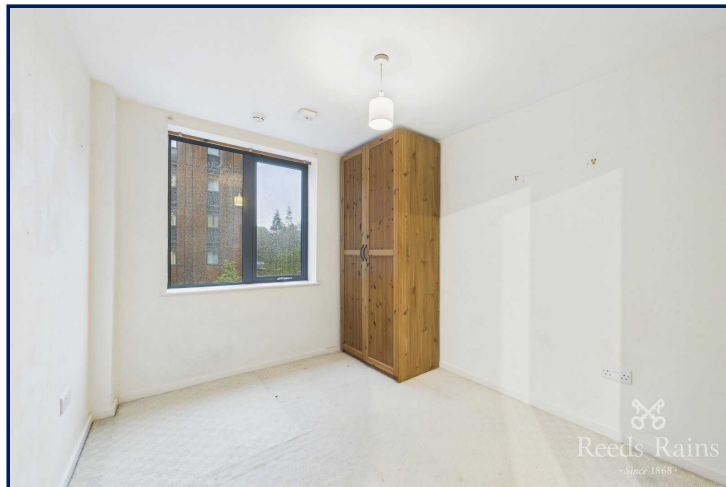
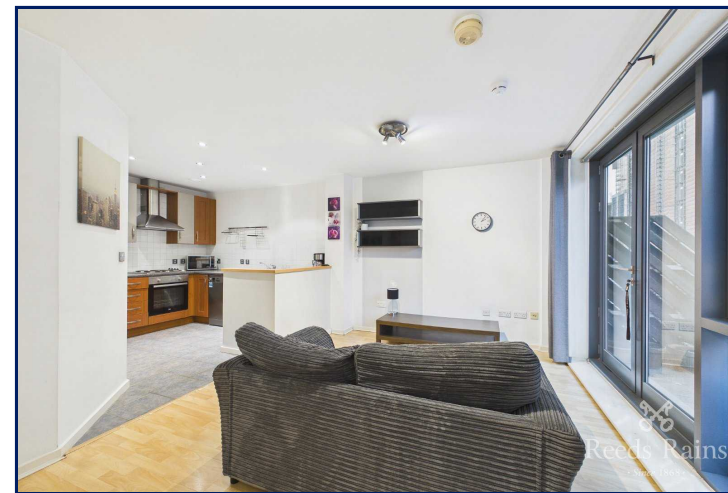
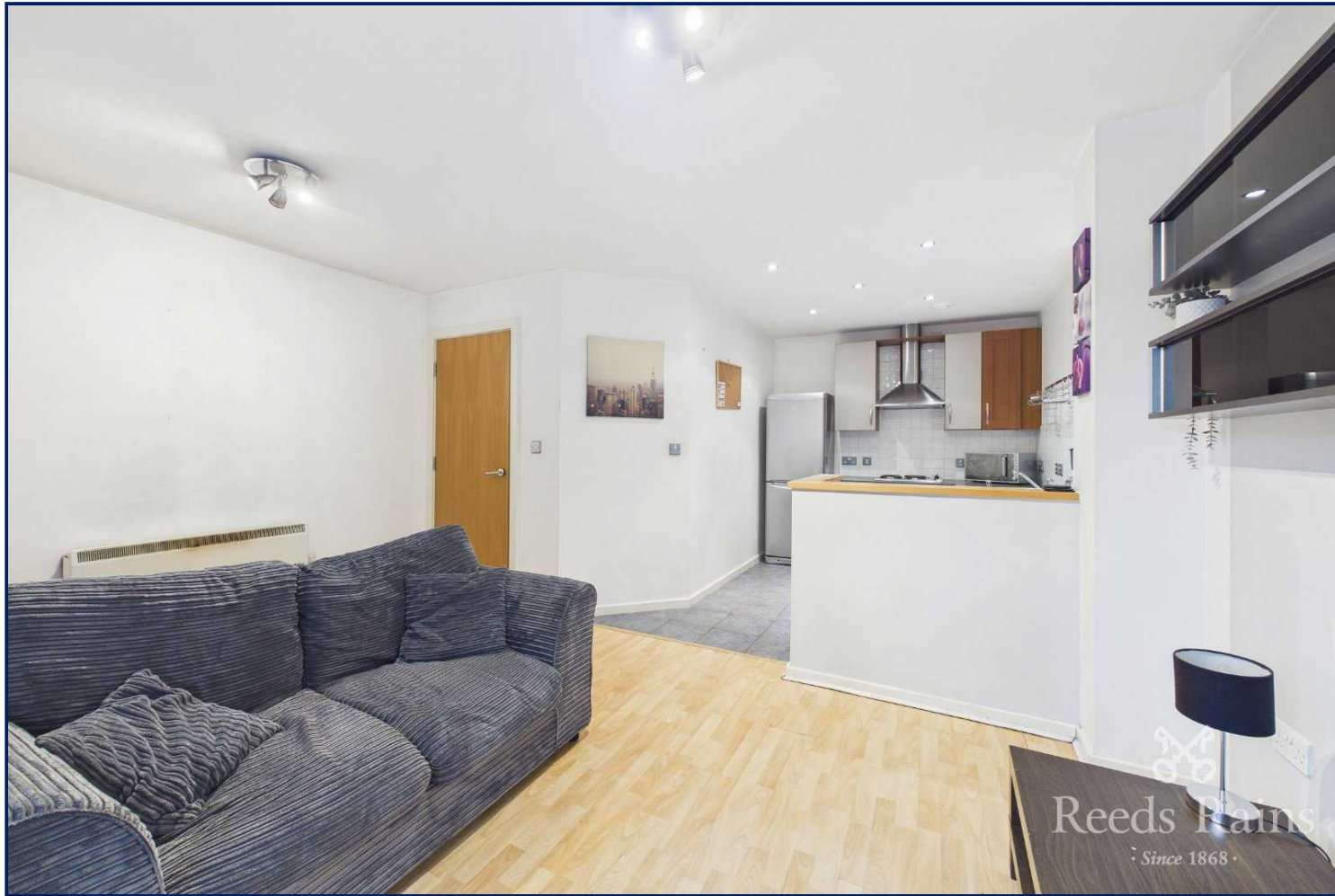
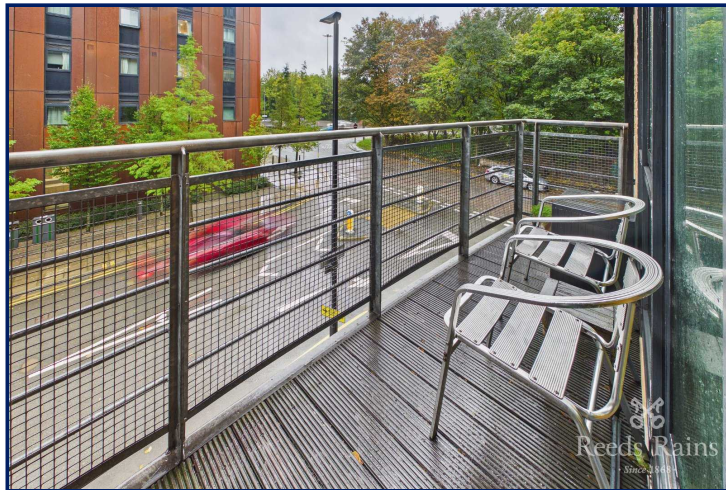




City South, City Road East,
Manchester, M15

Guide Price: £125,000
Leasehold

 **Reeds Rains**

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

City South, City Road East, Manchester, M15
Guide Price: £125,000 Leasehold

Council Tax Band: D
EPC Rating: C

****For sale by Modern Method of Auction.**
Starting Bid £125,000 plus Reservation Fee.**
A spacious 2 bedroom apartment complete with balcony and parking space within the City South development, conveniently located within easy reach of Deansgate, Castlefield and the wider city centre with excellent transport links. No onward chain. Fire safety works pending but funded by the original developer. EPC Rating C.

1ST FLOOR

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

Entrance Hall

A spacious hallway with wooden-style flooring and cupboard housing water heater.

Living Area

15'1" x 10'7" (4.6m x 3.23m)
Floor-to-ceiling windows and glazed door onto balcony, wooden-style flooring.

Kitchen Area

9'10" x 8'2" (3m x 2.5m)
Open-plan kitchen with fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, spaces for appliances, tiled splashbacks and flooring.

Balcony

A good-sized balcony offering a pleasant outdoor space.

Bedroom 1

14'2" x 10'3" (4.32m x 3.12m)
Windows to dual aspects and carpeted floor. Door to:

Ensuite

Shower cubicle, wash basin with mixer tap, WC, tiled splashbacks and flooring.

Bedroom 2

10'8" x 9' (3.25m x 2.74m)
Window and carpeted floor.

Bathroom

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

Parking

An allocated parking space is included in the sale.

Leasehold/Council Tax

Lease term: 150 years from 1st January 2000.
Ground rent: £155.85 per annum.
Service charge: £1423.30 for period 01/07/26-31/12/26 equating to an approximate annual figure of £2846.60.
Please verify lease details with your solicitor.
Council tax band D (Manchester City Council).

Please Note

Please note that the development requires fire-safety related remedial works to achieve a satisfactory EWS1 certificate, which have not yet commenced but are being co-ordinated by the original developer (Bellway) who have provided a letter of comfort. Any prospective buyers seeking mortgage finance should conduct their own due diligence via a mortgage broker or lender to ascertain whether the property will meet their criteria and what documentary evidence may be required to support that. We as agents cannot give any assurances in that regard as each lender will have its own lending policies. There are also works relating to the roof planned, which the management company have advised "will be fully funded through the service charge, via a combination of sinking fund contribution and additional service charge demands" - please ask us for further information on this.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.



For full EPC please contact the branch.

The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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