



## The Wentwood, Newton Street, Northern Quarter, Manchester, M1 1EW

- Superb Two Bedroom Apartment In The Wentwood
- Two Double Bedrooms & Two Bathrooms (One En-Suite)
- 3rd Floor
- Secure Allocated Parking
- Fully Integrated Kitchen
- Spacious Open Plan Living Area

**Price £189,950 Leasehold**



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this two bedroom, two bathroom apartment, with allocated parking, available in the Wentwood Building. Located in the vibrant Northern Quarter district of Manchester city centre, this 3rd floor apartment briefly comprises; two double bedrooms, two bathrooms (en-suite to the master bedroom), open plan living area and fully fitted kitchen with integral appliances. The property is perfectly situated with Piccadilly and Victoria train stations just minutes away, it is also just a stones throw away from a great array of trendy bars, restaurants and clothing boutiques in the Northern Quarter and Ancoats.

The property also makes a great investment opportunity, currently occupied on a rolling AST, current rental valuation is £1295 pcm

Satisfactory EWS1 in place.

Building Service Charge: £3124.64 per year

Ground Rent: £400 per annum

Leasehold 125 years remaining from January 2002

Council Tax Band D: £1872.59 - Manchester City Council [Prices correct as of 2022/2023 - please always refer to the council website]

Building Management Agents are Zenith.

**Living Room 26'0" (7.92m) x 9'4" (2.84m)**

Laminate floor, fitted blinds.

**Bedroom 1 15'8" (4.78m) x 8'9" (2.67m)**

Laminate floor, ensuite, fitted blinds.

**Bedroom 2 11'1" (3.38m) x 8'4" (2.54m)**

Laminate floor, fitted blinds.

**Bathroom 6'9" (2.06m) x 8'9" (2.67m)**

Family bathroom with shower over bath, fully tiled./

**Ensuite 2'9" (0.84m) x 8'11" (2.72m)**

Fully tiled, with shower cubicle, basin and toilet.

#### Kitchen

Fitted kitchen with fridge freezer, dishwasher and washing machine

#### Ground rent

£400

#### Service Charge

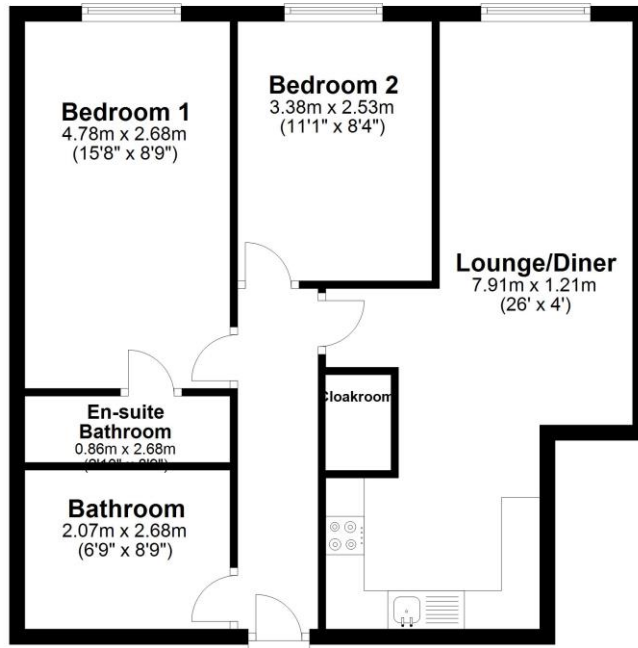
£3,124.64



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

For illustration purposes only, not to scale.  
Plan produced using PlanUp.

**Apt 99 , The Wentwood, Manchester**