




Auction

2 bed apartment to buy in M1

5 Piccadilly Place, Manchester, Greater Manchester, M1 3BR

£155,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Vacant Possession
- ✓ Two double bedrooms
- ✓ Two bathrooms
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **B**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Description

A rare opportunity to purchase a large two double bedroom, two bathroom second floor apartment at the luxury specification Hub development. Situated in a prime city centre location close to the universities, shops and Piccadilly Station, placing Manchester`s key transport links, restaurants and Market Street`s retail district just moments from your door step. The property is available with no chain delay, includes secure parking and access to the building`s communal roof terrace. ideal purchase for first time buyers, city centre professionals, or investors seeking a premium rental opportunity.

Please note there is a no pet policy in the development.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 228

Annual Ground Rent Amount: £261.00

Annual Service Charge Amount: £3,025.00

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Allocated

Year built: 2009

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Restrictions: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Living room and kitchen area - 8.09m x 5.22m

Bedroom one - 5.38m x 2.4m

En-suite - 2.22m x 1.33m

Bedroom two - 3.35m x 2.59m

Bathroom - 1.71m x 2.23m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

5 Piccadilly Place, Manchester, Greater Manchester, M1 3BR

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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