



 **2**
Bedrooms

 **2**
Bathrooms



C & R City are pleased to bring to the market this spacious, two-bedroom, two-bathroom apartment with parking and a balcony which offers stunning views of the canal. The property is situated in the heart of Manchester City Centre and must be viewed to appreciate the accommodation on offer. This contemporary apartment is situated on the 7th floor and comprises of a spacious lounge with access to private canal facing balcony, a fully fitted kitchen, two spacious double bedrooms, with the master featuring an en-suite, a three piece family bathroom and ample storage space. The apartment also benefits from one allocated parking space and a 24-hour concierge.

The Lock Building is ideally located to all the local amenities Manchester has to offer, including restaurants, bars, universities and transport links such as Oxford Road Station.

C & R City are pleased to bring to the market this spacious, two-bedroom, two-bathroom apartment with parking and a balcony which offers stunning views of the canal. The property is situated in the heart of Manchester City Centre and must be viewed to appreciate the accommodation on offer. This contemporary apartment is situated on the 7th floor and comprises of a spacious lounge with access to private canal facing balcony, a fully fitted kitchen, two spacious double bedrooms, with the master featuring an en-suite, a three piece family bathroom and ample storage space. The apartment also benefits from one allocated parking space and a 24-hour concierge.

The Lock Building is ideally located to all the local amenities Manchester has to offer, including restaurants, bars, universities and transport links such as Oxford Road Station.

Hallway

Spacious hallway, doors leading to storage housing washing machine, lounge/ kitchen, bedroom & bathroom.

Lounge *5.07m x 3.43m (16' 8" x 11' 3")*

Bright & spacious open plan lounge/ kitchen. Double glazed window & glass door leading to south facing balcony. Wooden floors,, electric heater & Spotlights.

Kitchen *2.54m x 2.43m (8' 4" x 8')*

Modern fitted kitchen comprising range of wall & base units with coordinating work surfaces. Integrated electric oven & hob with over head extractor, stainless steel sink & drainer unit, space for fridge/ freezer.

Master Bedroom *3.42m x 4.91m (11' 3" x 16' 1")*

Double glazed floor to ceiling window & high level double glazed window, carpet flooring.

En-Suite *2.14m x 1.30m (7' x 4' 3")*

Comprising walk in shower,built in vanity unit with storage cupboard, integrated hand wash basin & attached W.C. Heated towel rail, part tiled walls, tiled flooring.

Bedroom Two *4.76m x 2.84m (15' 7" x 9' 4")*

Double glazed floor to ceiling window, wooden flooring,, sliding door leading to lounge area.

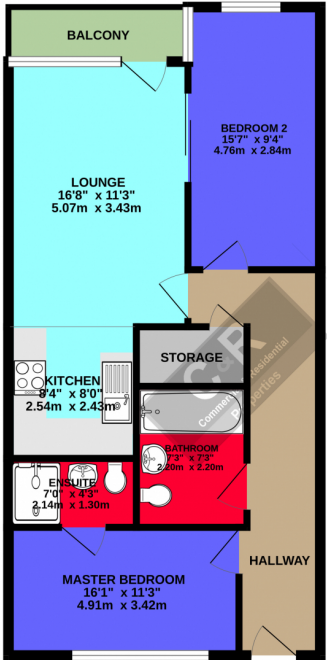
Bathroom *2.20m x 2.20m (7' 3" x 7' 3")*

Bright & spacious bathroom comprising white bath with over head shower & glass shower screen, built in vanity unit with storage cupboard, integrated hand wash basin & attached W.C. Heated towel rail, part tiled walls, tiled flooring.

Lease details

103 years remaining on the lease. Service charge £3,728 per annum. Ground rent £436.94 per annum.

GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intropic ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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	

Address: The Lock Building, M1

