

**41 Whitworth Street , Manchester, M1 5BE**

**Asking price £265,000**

We are delighted to offer this City Centre Apartment located on the 7th Floor of the impressive Lock Building. Benefitting from large lounge area, open plan kitchen, two good sized bedrooms with en suite facilities to the main bedroom as well as a private balcony. We strongly recommend an internal viewing.

With only a 15 minute walk to the UoM the apartment is ideal for international students.

The property is currently tenanted until the 2/07/2018. Details of the tenancy are available on request.

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### Entrance Hall



Spacious entrance hall with laminate floor, intercom to front door and access to all rooms.

### Main Reception



Good sized reception room open plan to the kitchen area. Door to private balcony.

### Kitchen



Open to main reception and fitted out with a range of units incorporating integrated dishwasher, oven and hob with splash back and extractor over. Circular sink with matching drainer and mixer taps. Laminate floor throughout.

### Bedroom 1



Good sized main bedroom with door to en suite.



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### En Suite



Wash hand basin and W.C with concealed cistern set in vanity unit, mirror above and cupboards below. Walk in shower cubicle with power shower, fully tiled.



Through Joint Agents.

### Bedroom 2



Good sized second bedroom.



### Bathroom

Comprises bath with rail and curtain. Thermostatically controlled shower. Wash hand basin set in vanity unit with mirror and shelves also housing W.C with concealed cistern. Tiled floor.

### General Points

A modern well presented apartment in the centre of Manchester in walk in condition.

### Lease, Service Charge & Council Tax

Lease is for 125 years from 8/06/2006 Current Ground Rent £318.21 p.a

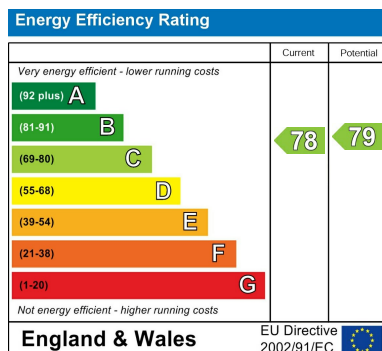
Service Charge is approx £2420 p.a (Includes Water rates)

Council Tax Band D, payable to Manchester City Council.

### Viewing

Tel: 0161 766 4555

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228, Bury New Road, Whitefield, Manchester, M45 8QN  
Tel: 0161 766 4555 Email: [sales@jonathandines.com](mailto:sales@jonathandines.com)  
[www.jonathandines.com](http://www.jonathandines.com)