

# For Sale

Upon instructions of a private client

**LANDWOOD  
GROUP**



**Apartment 108 The Base, Worsley Street, Manchester, M15 4JP**

## Two bedroom apartment

- Well-presented two bedroom apartment
- Located in the sought after Castlefield area of Manchester City Centre
- Positioned on the first floor of the Base development.
- Benefitting from two bathrooms, secured parking & balcony
- Available with Vacant Possession

**Landwood Group,**  
South Central,  
11 Peter Street,  
Manchester, M2 5QR

T: 0161 710 2010  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

## CONTACT

**Holly Surplice**  
0161 710 2010  
[holly.surplice@landwoodgroup.com](mailto:holly.surplice@landwoodgroup.com)

## Location

The Base is located in the sought after Castlefield area of Manchester City centre. The area is extremely popular with young professionals and students due to its short distance from Manchester City Centre, next door to a selection of bars and restaurants and in close proximity to the university buildings.

It has excellent road links into and around the city centre and the Deansgate/Castlefield Metrolink station is located approximately 5 minutes' walk away.



## Description

This well presented, spacious two bedroom apartment is positioned on the first floor of the development and benefits from secure underground allocated parking, secured access, lift service, intercom system and private balcony.

## Accommodation

Internally the flat has an entrance hall with useful storage cupboard leading into a spacious, bright living area with floor to ceiling double glazed windows with door leading to private balcony with timber decking large enough for a table and chairs.

There is a fitted kitchen with electric four ring hob, electric oven stainless steel overhead extractor, complementary work surfaces and splash backs. There are two large double bedrooms with the master having an en-suite. The house bathroom has a shower over the bath, wall mounted hand wash basin, w/c, vanity shelf and tiling to splash back and floor.

## Tenure Information

The premises are held under a long leasehold title for a period of 125 years from 2003, under title number MAN60976. The annual service charge is £2,045.76 per annum with the ground rent being £276.52 per annum.

## Tenancies

Available with vacant possession.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers in Excess of £205,000

## EPC

This property has an EPC rating of D.

## Viewings

Strictly by appointment.

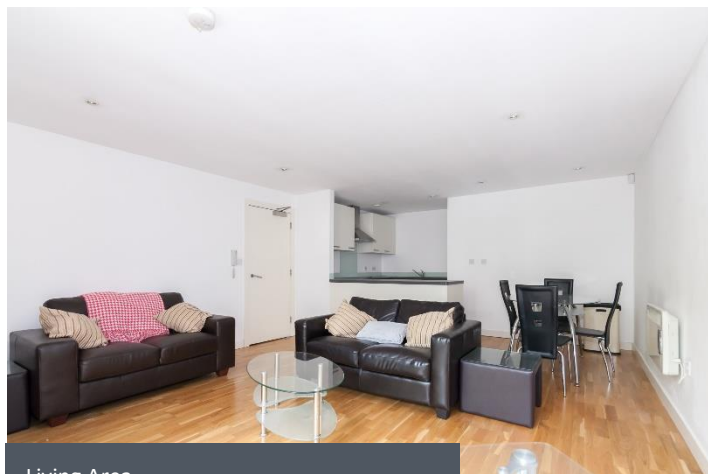
### Holly Surplice

0161 710 2010

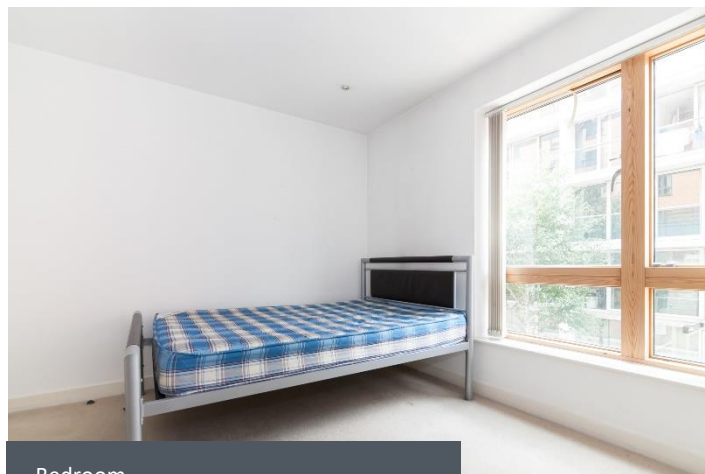
Holly.surplice@landwoodgroup.com

www.landwoodgroup.com

**Date of particulars: April 2020**



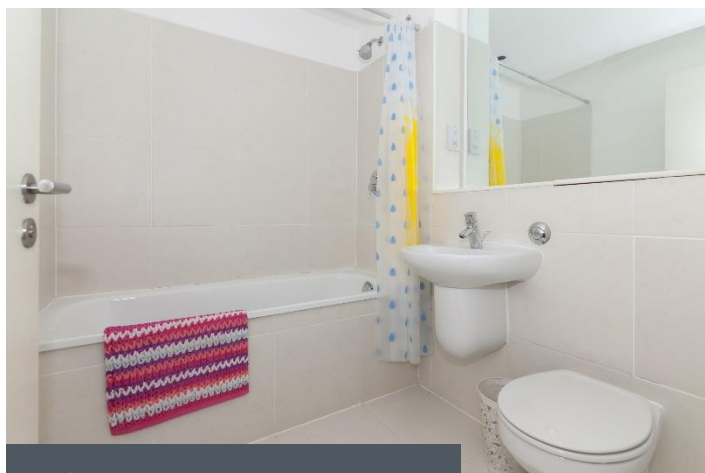
Living Area



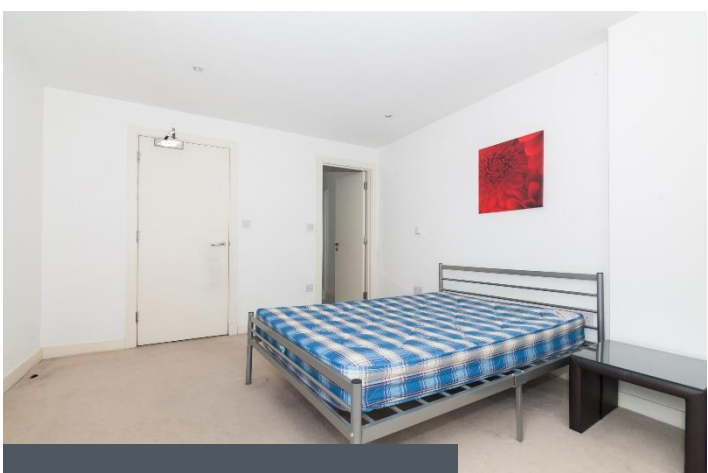
Bedroom



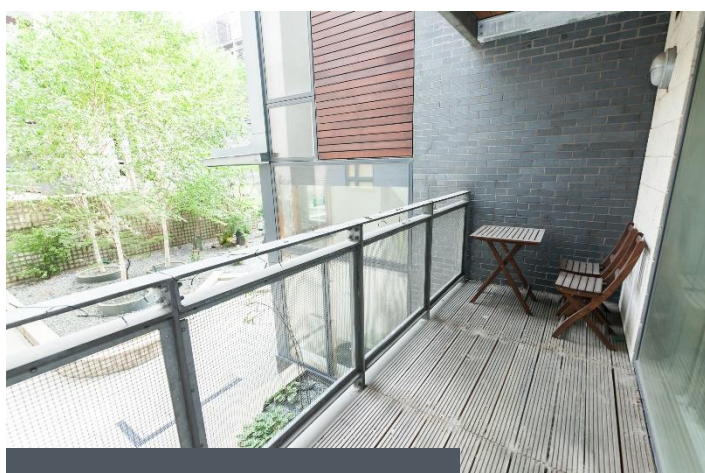
Kitchen



Bathroom

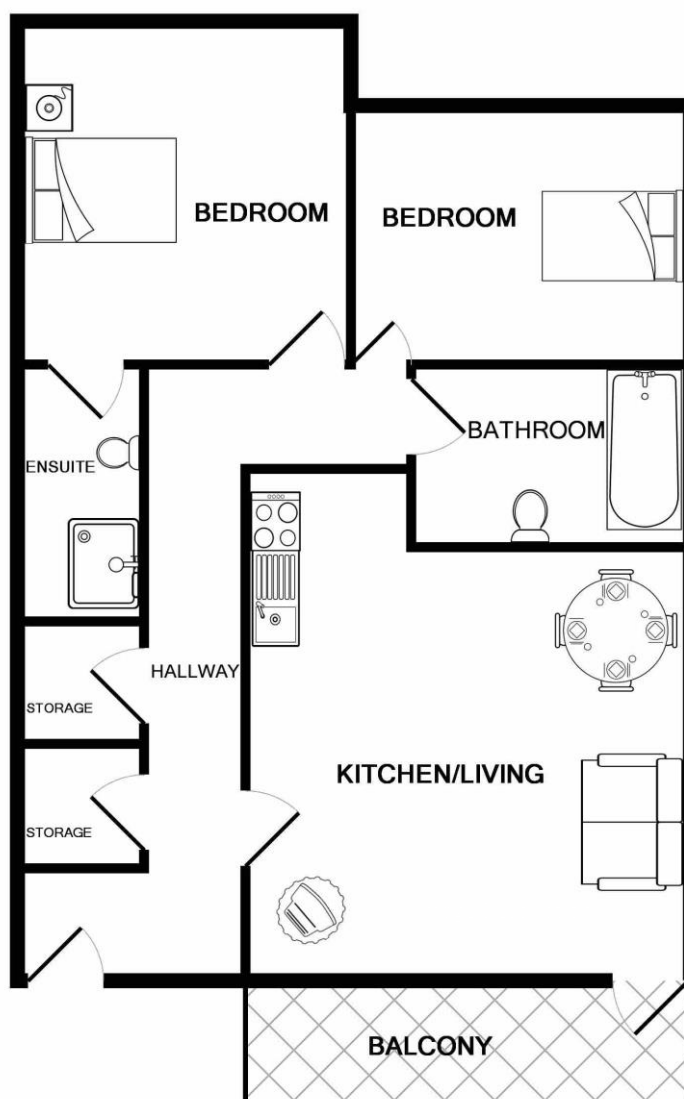


Bedroom



Balcony

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 Metropix ©2018