



## 2 bed apartment to buy in M1

The Quadrangle, 1 Lower Ormond Street,  
Manchester, Greater Manchester, M1 5QF

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Spacious Two Bedroom Apartment
- ✓ Fourth Floor Position
- ✓ Excellent Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

\*\* BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £180,000

\*\* A superb apartment in one of Manchester's most highly sought after developments with a 24 hour concierge service and communal courtyard, The Quadrangle development is well positioned close to Oxford Road train station and is walking distance to the Manchester University buildings making it a popular residence for both students and professionals. Located on the fourth floor, this spacious two bedroom property briefly comprises; entrance hallway, open plan living room, kitchen diner with integrated appliances, large master bedroom, spacious second bedroom and a luxury three piece bathroom suite

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: None

Year built: 2004

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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