



HENRY  **WILTSHIRE**

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

The Edge, Clowes Street, Salford, M3

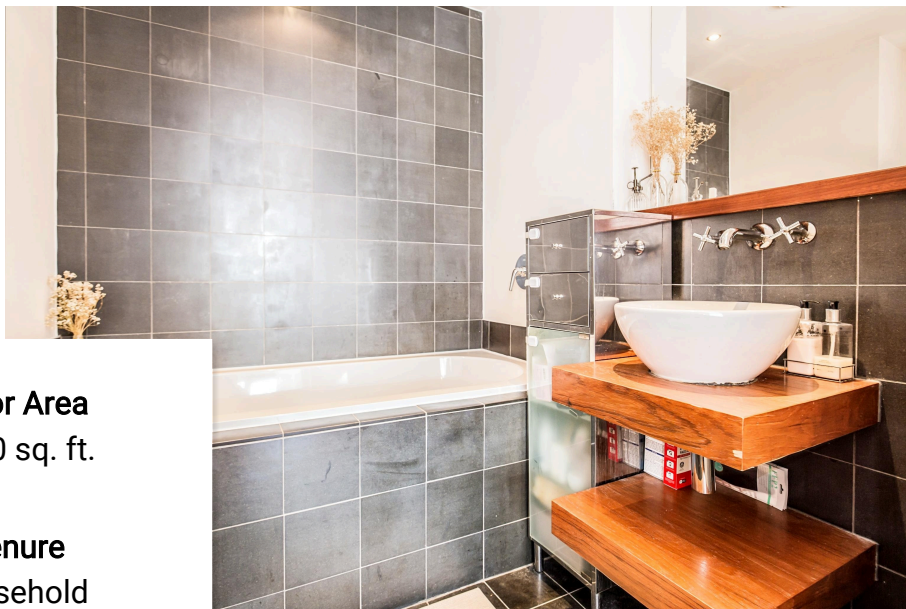
Guide Price £425,000

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EWS1 Available. Mortgage Buyers Welcome. A large TWO BEDROOM APARTMENT positioned on the 15TH FLOOR of an ICONIC DEVELOPMENT close to Manchester City Centre sat on the banks of the River Irwell. Finished to an incredibly HIGH SPECIFICATION THROUGHOUT, the property benefits from 24-HOUR CONCIERGE, a private WRAP AROUND BALCONY, secure ALLOCATED PARKING and NO VENDOR CHAIN.



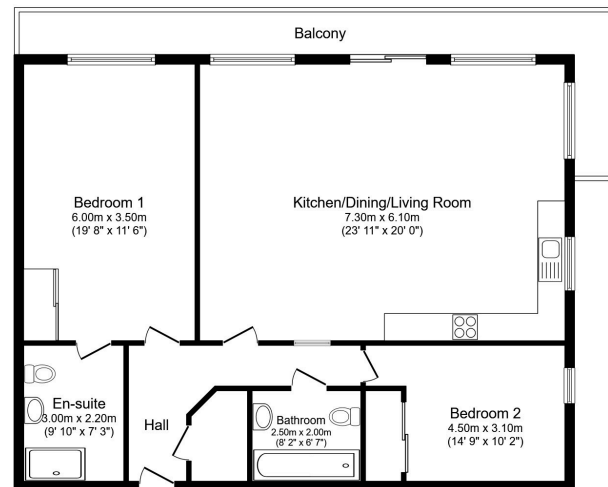


Floor Area
1100 sq. ft.

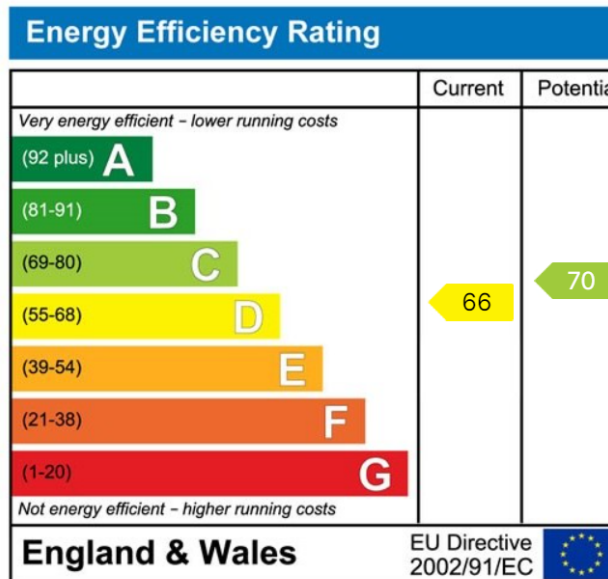
Tenure
Leasehold

Service Charge
£4800 per annum

Ground Rent
£250 per annum



Total floor area 109.8 sq.m. (1,182 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com



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