



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

Regency House, 36-38 Whitworth Street, Manchester City Centre, M1

Guide Price £325,000

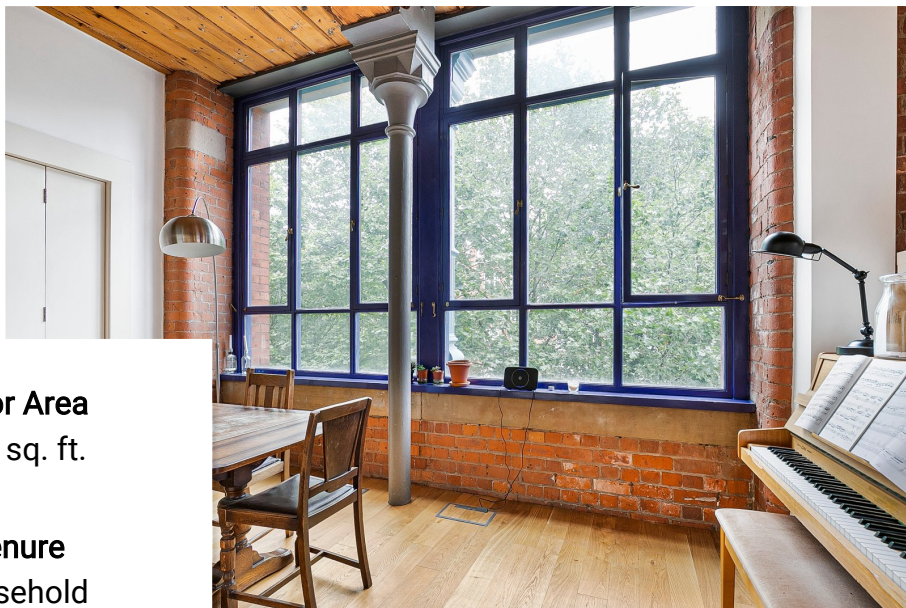
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The accommodation spans 936 sq.ft and comprises: communal entrance with stairs and lift to all floors, hallway with telephone intercom system and storage cupboard off, large living space with dual aspect windows over looking Sackville Gardens, open plan to upgraded kitchen with breakfast bar and integrated dishwasher, primary bedroom with en-suite shower room, second double bedroom with built-in wardrobe and three piece family bathroom. EPC RATING D (62).

Regency House was built between 1880-90 and now comprises commercial units to the ground floor with residential apartments above. The conversion was granted Grade II listed status in 1996. The building sits in close proximity to excellent local amenities including The Village, Sackville Gardens, Manchester University and Manchester Piccadilly Train Station.





Floor Area
936 sq. ft.

Tenure
Leasehold

Service Charge
£2313 per annum

Ground Rent
£50 per annum



Approximate Gross Internal Area 936 sq ft – 87 sq m



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Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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