



**HENRY**  **WILTSHIRE**

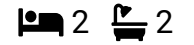
[www.henrywiltshire.co.uk](http://www.henrywiltshire.co.uk)

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

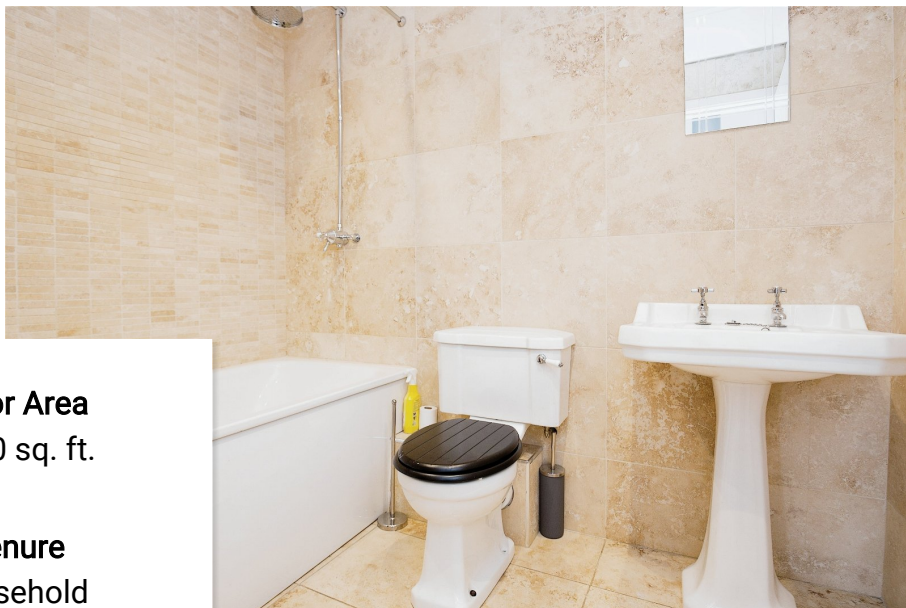
### 3 Dale Street, Northern Quarter, Manchester, M1

Guide Price £380,000



A recently redecorated PENTHOUSE APARTMENT offered with NO VENDOR CHAIN. The property provides TWO DOUBLE BEDROOMS, secure ALLOCATED PARKING and a PRIVATE ROOF TERRACE with uninterrupted views of the city centre skyline. Positioned on the TOP FLOOR of an attractive WAREHOUSE CONVERSION in the heart of Manchester's NORTHERN QUARTER.



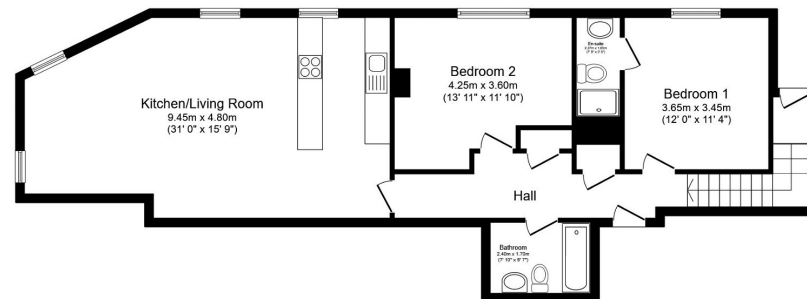


**Floor Area**  
1100 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2800 per annum

**Ground Rent**  
£150 per annum



Total floor area 87.5 sq.m. (942 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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	57	
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

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