



1 Bed Flat

£135,000 Leasehold

2 The Water Front, Manchester, M11

### Key Features

One double bedroom • Fourth floor • Largest of the one bed flats • Secure parking •  
Ideal buy to let investment

## Full Description

We are pleased to offer for sale this fourth floor, one bedroom apartment in immaculate condition. The Sportcity Living development is close to The City of Manchester Stadium and approx 20 minutes walk to city centre. The property is the largest of the one bedroom flats in the development.

It features a fully fitted kitchen including stainless steel oven, ceramic hob and fridge-freezer. A large bathroom with shower over the bath. Double bedroom with wood panelling and fitted wardrobes.

Other benefits include entry phones, large balcony with views over Etihad Stadium and secure parking.

EWS1 with A3 rating in place. Section 20 works have been agreed and cost already settled by vendor.

