



1 Bed Apartment

£155,000 Leasehold

Bengal Street, Manchester, M4

## Full Description

We are pleased to offer for sale this top floor, one bedroom apartment in immaculate condition, in the sought after NQ4 development. Located in the heart of bustling Ancoats, just a short walk away from Cutting Room square and Ancoats marina.

Briefly comprising a large open plan kitchen and living room, which features a fully fitted kitchen including stainless steel oven, ceramic hob and fridge-freezer. A large bathroom with shower over the bath and large double bedroom.

Viewing is highly recommended!

Currently tenanted at £675 per month on a rolling periodic basis

EWS1 IN PLACE - A2 RATING

Council tax band B

Ground rent £250 PA

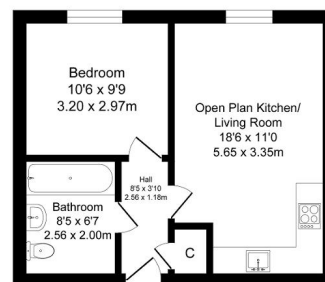
Service charge £1,126 PA

238 years remaining on the lease

### Bengal Street

Total Approx. Floor Area 407 Sq.ft. (37.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.