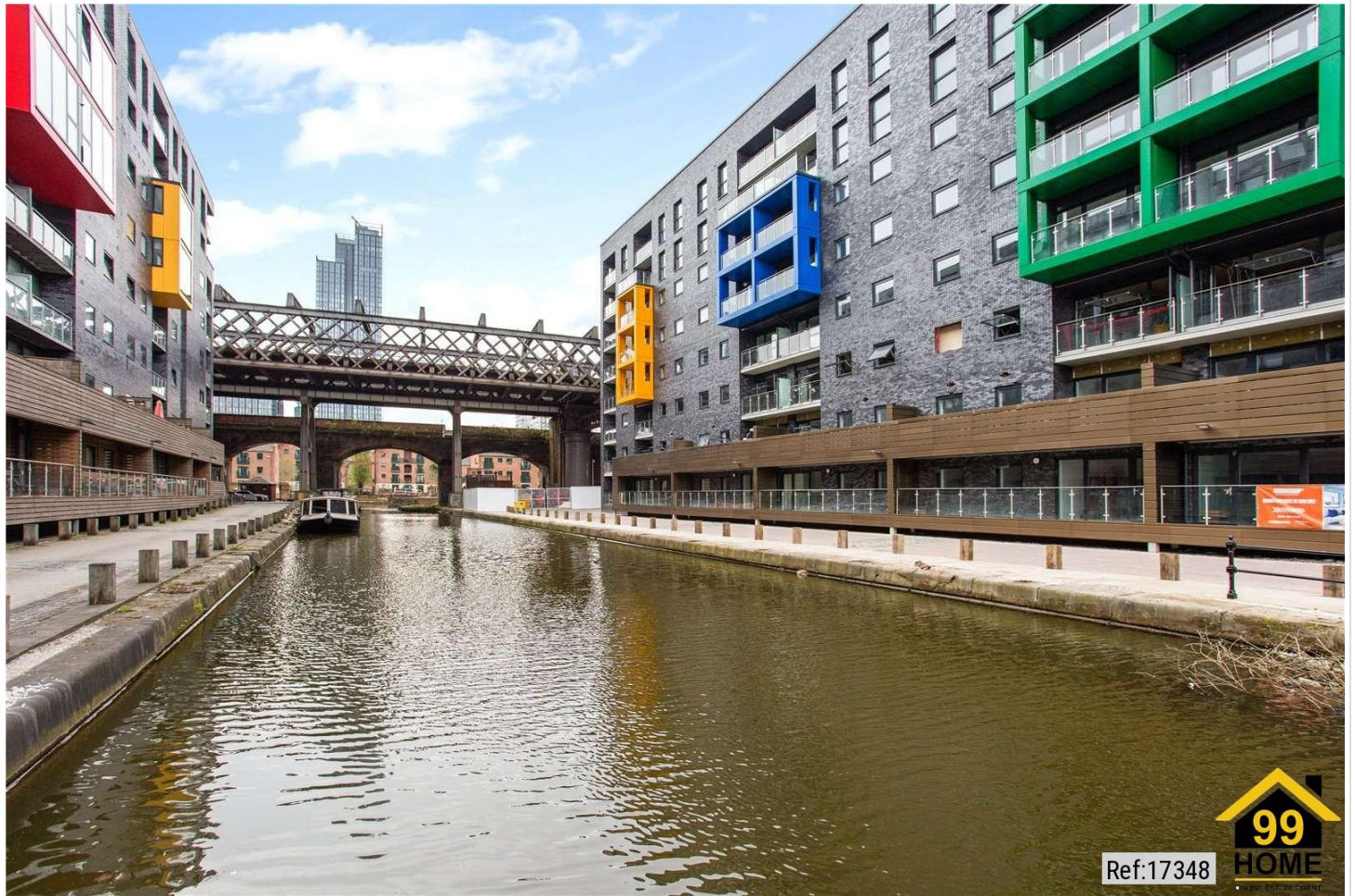


## 2 Bed Flat In Flat Whitworth, Manchester, M3 4AR

£240,000





## SHORT DESCRIPTION

Property Ref: 17348 A well presented two bedroom two bathroom apartment in the sought after Potato Wharf development, ideally located close to Manchester city centre, Castlefield and Deansgate. The property offers a spacious open plan living and dining area with a modern fitted kitchen, creating a bright and practical space for both relaxing and entertaining. There are two well proportioned bedrooms and two bathrooms, providing excellent flexibility for couples, sharers or investors. Potato Wharf is ideally positioned for access to Manchester city centre, with Castlefield, Deansgate and a wide range of bars, restaurants, shops and leisure facilities all close by. Excellent transport links are also within easy reach. Key features Two double bedrooms Two bathrooms Spacious open plan living area Modern fitted kitchen Sought after Potato Wharf development Excellent Castlefield and Deansgate location Close to Manchester city centre Ideal for owner-occupiers or investors An excellent opportunity to purchase a modern two-bedroom, two-bathroom apartment in a highly desirable Manchester city centre location Property Type: Flat Full selling price: £240000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 130 Yearly Ground Rent Cost: £300.00 Yearly Management Cost: £2968.00 Council tax band: D EPC rating:C Measurement: Bedrooms, Bathrooms and Living room Outside Space: Communal Garden, Balcony Parking: Gated Heating Type: Central Chain Sale or Chain Free: Chain Free Possession of the property: Vacant

2

**Bed Room(s)**

2

**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## 2 BEDROOM APARTMENT

SPACIOUS. MODERN. WELL DESIGNED.

### ROOM DIMENSIONS

|                  | METRES        | FEET / INCHES |
|------------------|---------------|---------------|
| Kitchen / Living | 3.43m x 8.35m | 11'3" x 27'5" |
| Bedroom 1        | 2.74m x 4.63m | 9'0" x 15'2"  |
| En-suite         | 1.45m x 2.30m | 4'9" x 7'7"   |
| Bedroom 2        | 2.87m x 3.48m | 9'5" x 11'5"  |
| Bathroom         | 2.10m x 2.30m | 6'11" x 7'7"  |
| Utility          | 0.80m x 2.30m | 2'7" x 7'7"   |

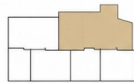
### TOTAL AREA



69.46m<sup>2</sup>  
TOTAL AREA



748 sq ft  
TOTAL AREA



All measurements are approximate and for illustrative purposes only.  
Floor plan not to scale.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 79 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

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