

**Apartment 159 City South  
39 City Road East  
Manchester  
M15 4QE**



**£159,500**

**CURRENTLY LET** City living with style; this well presented furnished and equipped two-bedroom apartment is situated on the third floor of this exciting purpose built development with central contemporary gardens. Ideally situated for Castlefield, Deansgate Lock, Deansgate Station and Metro. The property comprises of open plan round living room with beech timber flooring, fully fitted kitchen with stainless steel electric oven, hob and extractor hood, integrated washer/dryer and dishwasher, The bedrooms are carpeted and the main bathroom has three piece suite with shower over bath. **Secure parking space.**

City Centre of Manchester

Third floor

Apartment

Deansgate Area

Purpose Built

2 Bedrooms

1 Bathroom

1 Parking space

Electric heaters

Fitton Business Agency Ltd. T/A Pad Residential  
74 Bridge Street  
Manchester  
M3 2RJ  
t: 0161 839 9654  
f: 0161 834 8641  
mail@getapad.co.uk  
www.getapad.co.uk

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Leasehold: 150 years from 2001

Council Tax Band: Band D with Manchester City Council

Service Charges: £1,600pcm

Ground Rent: £100 per annum

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### **ADDITIONAL PHOTOS**





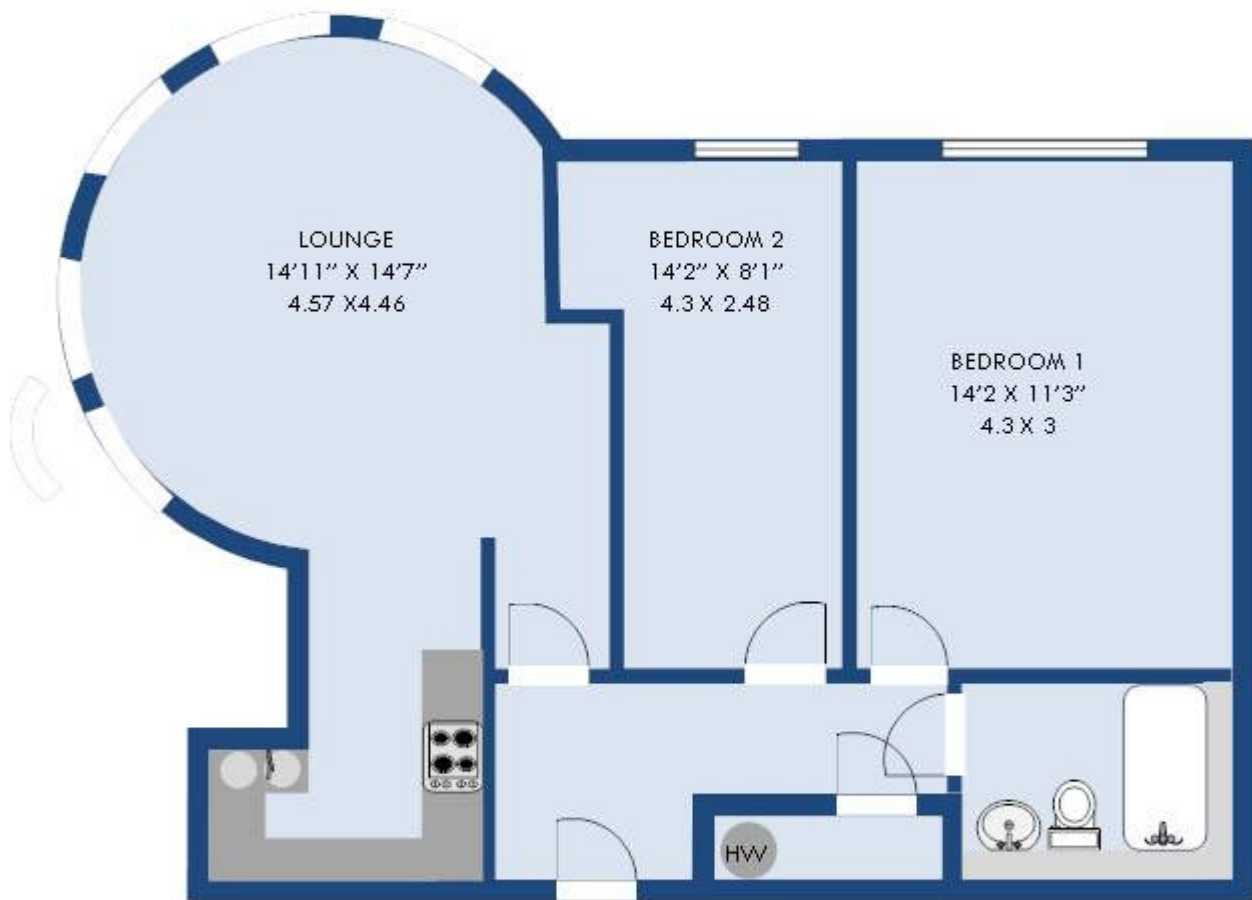
## FLOORPLAN

### FLOORPLAN

159 CITY SOUTH

APPROX GROSS FLOOR AREA = 630 SQ FEET

= 58.52 SQ METERS



THIRD FLOOR  
FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO  
SCALE

### Important Notice

No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property.

Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

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### OFFICE HOURS

**Monday to Friday** : 9am to 5.30pm

**Saturday** : 10am to 4pm

**Sunday** : 12pm and 3pm

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