

**Apartment 40 The Wentwood
76 Newton Street, Manchester,
M1 1EE**



£149,450

The Wentwood is a new development situated close to Piccadilly Gardens and Piccadilly Train Station. This ex-show apartment comprises of one double bedroom with walk in wardrobe and a second room which could be utilised as either a single bedroom or a study, open plan living area with fully fitted kitchen with integrated appliances and bathroom. Benefits from secure parking.

Central location

First floor

Tenanted

Apartment

2 Bedrooms

Conversion

Secure gated parking

1 Bathroom

**Near to Piccadilly Rail and
Metro Station**

Apartment 40 The Wentwood, 76 Newton Street **Manchester, M1 1EE**

A two bedroom second floor apartment. Natural timber flooring throughout with the exception of the bathroom which is tiled. The apartment has high ceilings with lower suspended ceilings over the kitchen area and within the bathroom.

Hall

Natural timber flooring. White walls and ceiling. Recessed low energy light fittings within the ceiling. Electric wall heater. One telephone point. One single socket outlet. There is a storage cupboard off the hallway.

Bathroom off Hall

12" square ceramic tiles to floor. The same tiling is behind the wash hand basin, WC and the bath/shower enclosure. There is a black stone shelf above the wash hand basin and WC with a large mirror above the shelf. There is a chrome wall ladder heater. There is a suspended ceiling with low energy downlighters providing the lighting. There is a bath and shower over the bath with a glass screen.

Bedroom 1

(The smaller of the two)

Has a natural timber floor. White walls and ceiling with one pendant fitting. There are two double socket outlets and an aerial point. There is an electric wall heater.

Bedroom 2

(Larger)

Natural timber flooring. White walls and ceiling with one pendant fitting. There is an electric wall heater. There are three double socket outlets, one television point and one telephone point. There is a large storage cupboard off the bedroom which could be utilised as a walk in wardrobe. Within this cupboard there is a hot water tank and the timing mechanism for the heating.

Lounge/Kitchen

A low wall divides the living area from the kitchen area. Both areas have a natural timber flooring. The walls and ceiling in the lounge area are painted white with one pendant fitting. There are two wall heaters within the living area. There are four double socket outlets, two telephone points.

Kitchen Area

The kitchen base and wall units are light timber effect with large chrome handles. The worktop is black and grey laminate. There is an integrated electric oven and worktop hob. There is a stainless steel extraction hood above the hob. There are ceramic tiles between the worktop and the wall units. There is an integrated dishwasher. There is an Ariston washer/dryer. There is a stainless steel 1½ bowl inset sink with mixer taps. There is an integrated fridge and freezer. There is decorative suspended ceiling above the kitchen area with recessed low energy light fittings.

Leasehold: 125 years from 2004

Council Tax Band: Band D

Service Charges: £1500 per annum approx

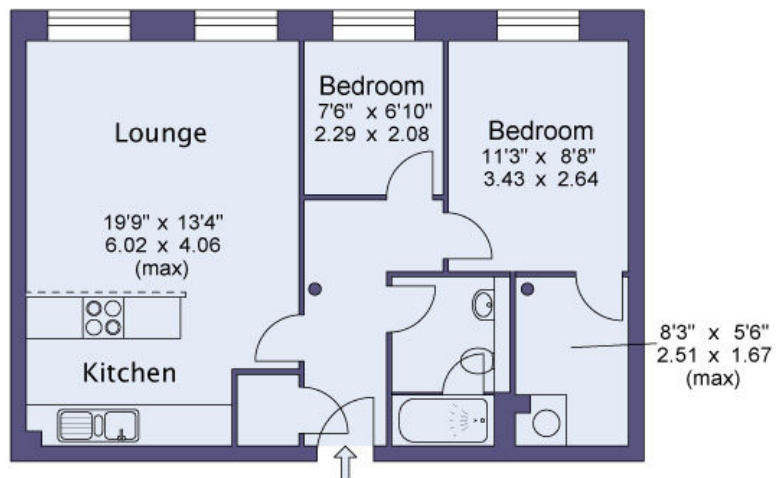
Ground Rent: £200 per annum

ADDITIONAL PHOTOS



FLOORPLAN

40 Wentwood
Approx Gross Floor Area = 578 Sq. Feet
= 53.7 Sq. Metres



Second Floor

For illustrative purposes only. Not to scale.
Prepared by Making Plans Ltd. Tel : 0113 258 7607

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

Your Property Now Advertised On These Leading Portals and more



rightmove.co.uk

The UK's number one property website



See our properties on...

Zoopla.co.uk

Your advantage in property

OFFICE HOURS



Monday to Friday : 9am to 5.30pm

Saturday : 10am to 4pm

Sunday : 12pm and 3pm

