

**6 Mercury Building
15 Aytoun Street
Manchester
M1 3DT**



£144,250

This 1st floor two-bedroom apartment is within a superb, sleek, curvaceous development. Contemporary kitchens include Bosch appliances; (oven, ceramic hob and extractor fan); integrated dishwasher; integrated fridge/freezer; microwave oven. Main bathroom; stylish Grohe chrome fittings; feature tiling to shower. Investment opportunity (currently let).

Currently let

**Central location Near to
Piccadilly Rail and Metro
Station**

**2 Bedrooms First floor
Apartment**

Service Charge £981.94 p/a

Ground Rent £150 p/a

Council Tax Band D

6 Mercury Building, 15 Aytoun Street,
Manchester, M1 3DT

Hall

With wood laminate flooring. A utility room which is plumbed for a washer is situated off the hall.

Living Room

16'0" x 14'11" approx

The living/dining area is open plan and has wood laminate flooring and features a Juliet balcony.

Kitchen

7'10" x 7'1" approx

The kitchen has silver fitted wall and base units with integral oven, ceramic hob and extractor fan and integrated Bosch dishwasher, fridge/freezer and microwave. Ceramic tiled floors. Halogen down lighters.

Bedroom 1

12'5" x 8'10" approx

The bedroom is carpeted

Bedroom 2

11'6" x 8'2" approx

The bedroom is carpeted

Bathroom

7'2" x 5'6" approx

Comprising of a white three piece suite with Grohe chrome fittings and mixer valve shower unit over the bath, heated towel rail and ceramic tiled floor and tiled walls.

Tenure: Leasehold – 125 years from the year it was built, which was c.2002.

Service Charge: As of early 2011, £981.94 per annum : The managing agents are Complete Property Management Solutions Ltd. Tel: 01772 782637 / 08432 084492
Email: info@completepropertymanagement.co.uk

Ground rent: Ground rent is £150 per annum payable half yearly in advance.

Council tax band: Band D - Manchester City Council

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.

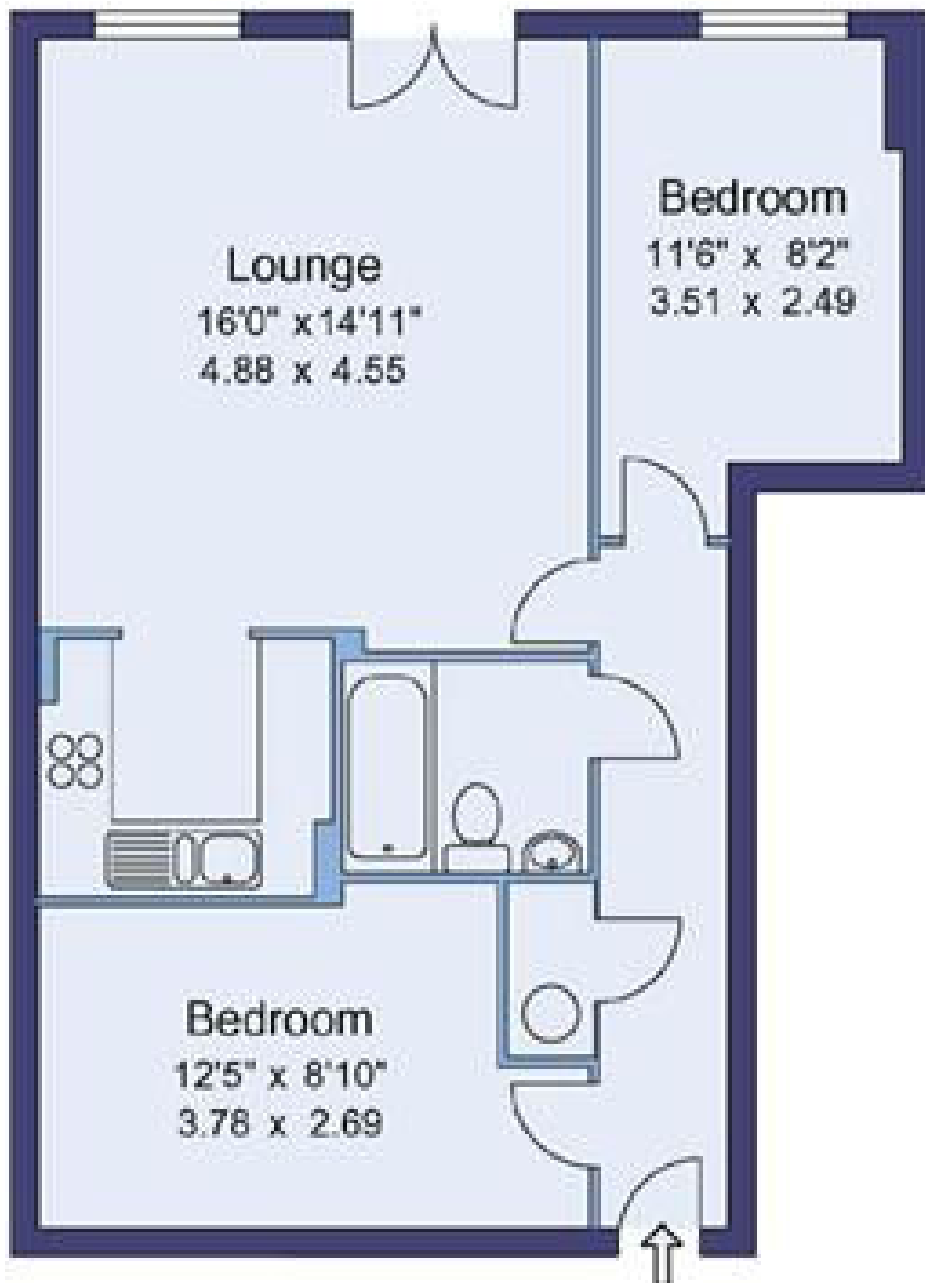
Please note that the details contained within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of a "sonic tape" some degree of variation should be allowed.





FLOORPLAN

Approx Gross Floor Area = 659 Sq. Feet
= 61.2 Sq. Metres



First Floor

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