

**88 Tempus Tower, 9 Mirabel Street  
Irwell Quays, Manchester  
M3 1NN**



**£159,200**

**The Tempus Tower is a 20 storey new build tower comprising 146 apartments and offers panoramic views of Manchester. The Tower is a newly designed part of the Tempus development by Country and Metropolitan Homes, and is an addition to the recently restored grade II listed buildings that make up the rest of the development. This property is a two bedroom, two bathroom apartment situated on the eleventh floor and offered fully furnished. The kitchen has contemporary worktops and units, with stainless steel oven, ceramic hob, integrated washer dryer, dishwasher and fridge freezer. Approx square footage 738. Secure parking is included. The property also has the advantage of a balcony. Early viewing recommended for this excellent apartment.**

City Centre of Manchester

Eleventh Floor

Apartment or Flat

Near to Victoria Rail-Metro Station and  
MEN Arena

Purpose Built

Balcony

Good condition

Tenanted

Secure gated parking

Fitton Business Agency Ltd. T/A Pad Residential  
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Leasehold: 125 years from 2005  
Council Tax Band: Band D – Manchester City Council  
Service Charges: £321 pq  
Ground Rent: £250pa

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**ADDITIONAL PHOTOS**





## FLOORPLAN

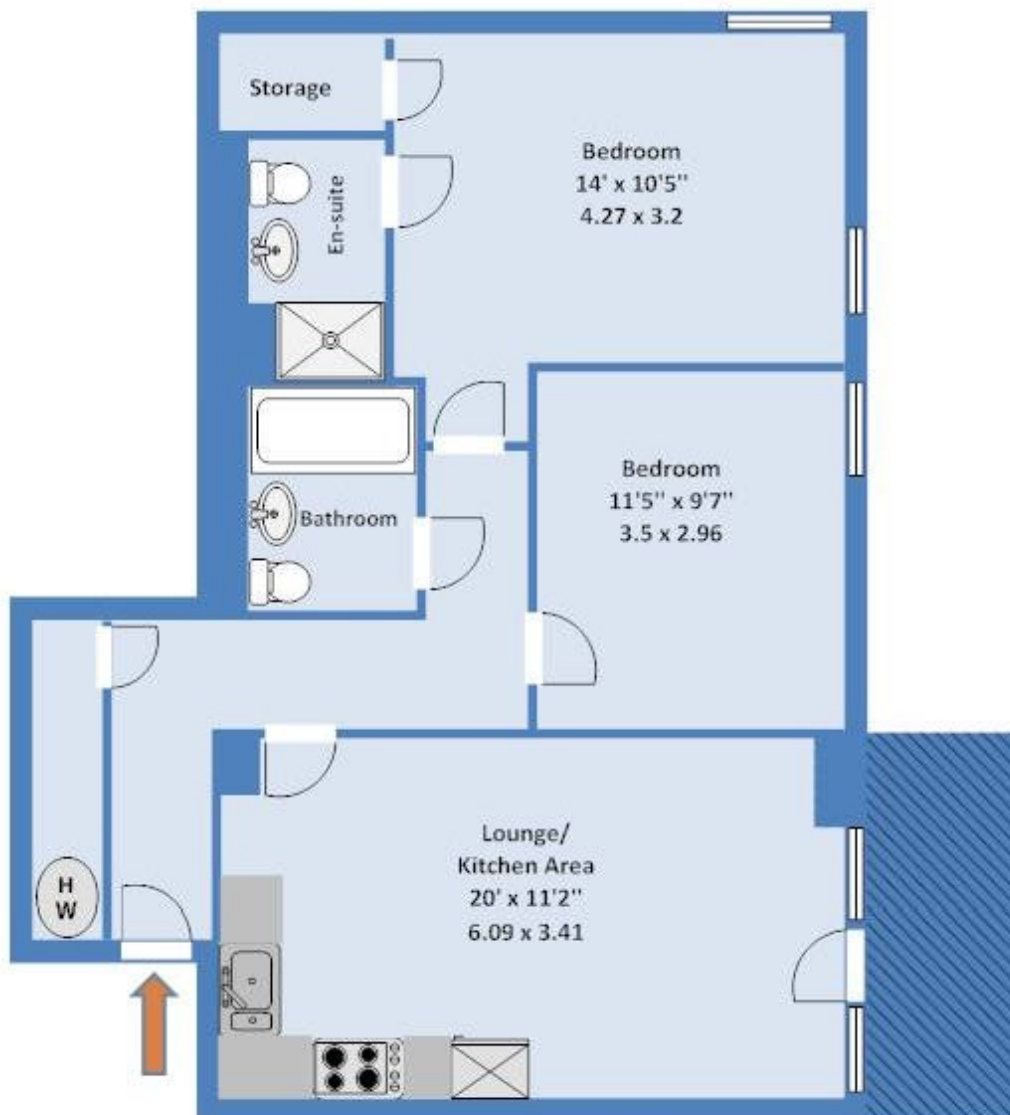
### FLOORPLAN

88 Tempus Tower

Manchester

Approx Gross Floor Area = 720 Sq. Feet

= 66.9 Sq. Meters



**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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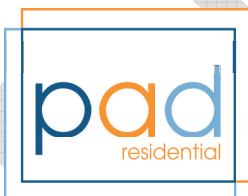
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**OFFICE HOURS**



**Monday to Friday : 9am to 5.30pm**  
**Saturday : 10am to 4pm**  
**Sunday : 12pm and 3pm**