



Apt 47 The Cube, 2b The Waterfront, Sportcity, Manchester, M11 4DB

EWS1 IN PLACE - A1 RATING

Jordan Fishwick are pleased to offer for sale this TWO BEDROOM, TWO BATHROOM penthouse with spectacular views over the Ethiad stadium. The Cube offers easy access to local amenities such as Asda Eastlands, fast food outlets, plus the brand new CO-OP Arena which has plans to house many bars and restaurants. The apartment is larger than average and also boasts a large full length balcony, plus TWO SECURE ALLOCATED PARKING SPACES! The apartment briefly comprises of: entrance hallway, open plan kitchen/living room/diner, two double bedrooms, master with en-suite, and main bathroom. Velopark tram stop can be accessed within a 10 minute walk and is just 3 stops in to Piccadilly. NO ONWARD CHAIN.

Price £210,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

LVT flooring. Ceiling light. Radiator. Storage cupboard. Airing cupboard. Access to all rooms.

Living Room/Kitchen

21'3" x 17'1"

LVT flooring to dining area, carpet to living room. Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer. Cooker with electric hob and extractor over. Ceiling light. Radiator. Sliding door to balcony. TV and telephone point.

Bedroom One

18'3" x 9'10"

Fitted carpet. Radiator. Ceiling light. TV and telephone point. Fitted sliding wardrobes. Access to en-suite.

En-suite

Low level W.C. Sink with mixer tap. Shower with mixer shower. Shaver point. Ceiling light. Heated towel rail.

Bedroom Two

10'0" x 9'8"

Fitted carpet. Radiator. Ceiling light. TV point.

Bathroom

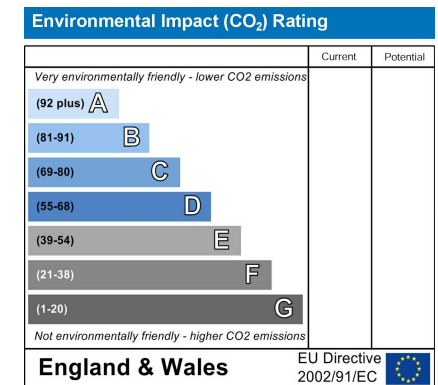
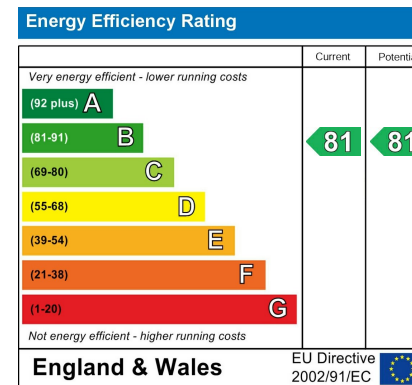
Low level W.C. Sink with mixer tap. Bath with mixer shower over. Shaver point. Ceiling light. Heated towel rail.

Externally

Full length balcony. Two secure allocated parking spaces. Lifts to all floors.

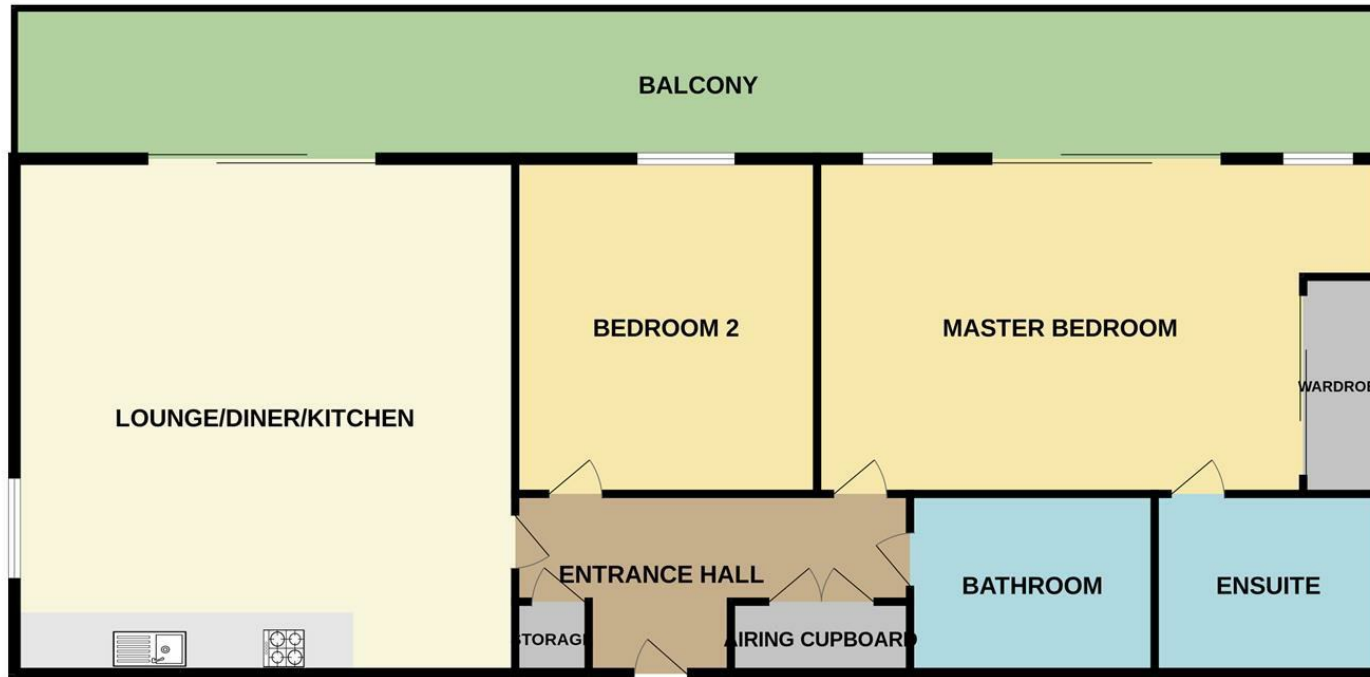
Additional Information

Service charges - £237.89 per month
 Lease - 250 years from 2003
 Ground rent - None payable
 Management company - Scanlans





8TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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