



LINCOLN HOTEL

THE UNICORN



BRUNCH LUNCH COFFEE BANGING COCKTAILS

CHURCH STREET APARTHOTEL

PALL MALL HOUSE

express



# Apt 6 Pall Mall, 18 Church Street, Northern Quarter, Manchester, M4 1PN

EWS-1 in place. The 2nd floor two bedroom corner apartment is located in the Heart of the Northern Quarter with its vibrant bars and restaurants and independent shops. Long entrance hallway, corner living/kitchen with views towards the Arndale, fitted kitchen with appliances, two good sized bedrooms and fully tiled bathroom suite. Electric heaters and double glazed windows. Great first time buyer or investment opportunity.

## Price £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Wooden laminate flooring, cupboard housing hot water system, access to all rooms

#### Living/Kitchen

15'1" x 13'9"

A bright corner room with windows to two sides. The kitchen has wall and base units with oven, hob and extractor. Plumbed for a washing machine and dishwasher. The living area has ample space for sofa and table and chairs.

#### Bedroom One

10'1" x 11'6"

Double glazed window and electric heater

#### Bedroom Two

8'10" x 11'6"

Double glazed window and electric heater

#### Bathroom

7'5" x 5'10"

Three piece suite with shower attachment, wash hand basin and w.c. Fitted mirror unit, shaver point and heated towel rail. Tiled floor and walls with inset spot lights.

#### Additional Information

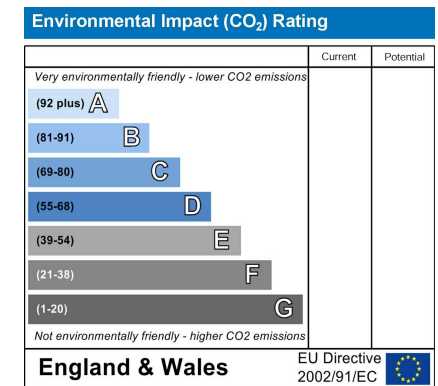
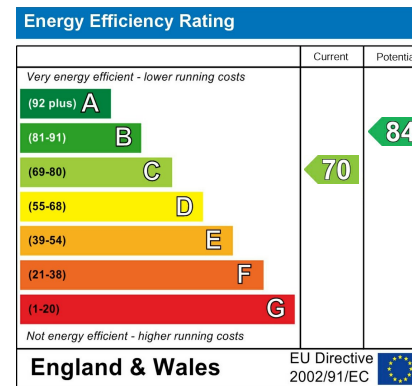
Lease 125 Years from 2006

Ground Rent £200 per year

Service Charge £226.10 per month

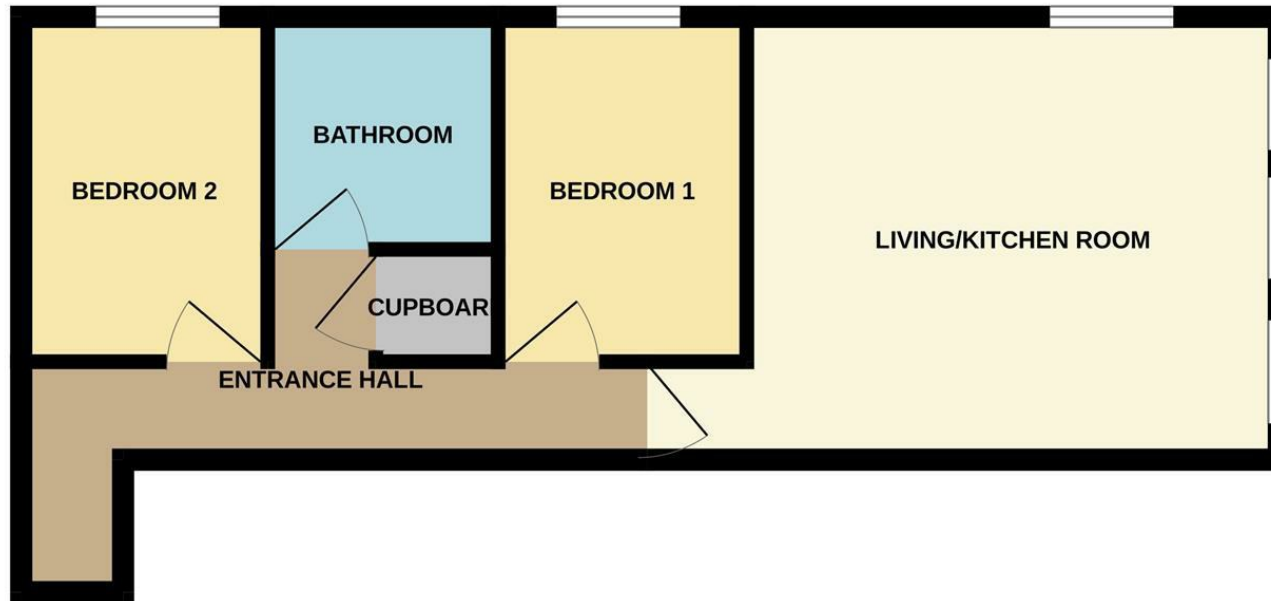
Buildings Insurance. £104.83 per month

Management Company - Urban Bubble





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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