

£223,000 Leasehold

William Sutton Building, 4 Old Mill Street, Manchester M4 6NA



- Third Floor (building has a lift)
- Dual Aspect Kitchen/Reception Room
- Very Good Energy Efficiency Rating
- City Centre Within Easy Reach
- Approx. 563 Sqft Gross Internal Area
- Fitted Wardrobe in Bedroom
- Short Walk from Piccadilly Station
- Very Long Lease

## GENERAL DESCRIPTION

A spacious, recently-constructed apartment in the Islington Wharf development. The property is on the third floor and has a twenty-seven-foot, dual-aspect reception room with south-east-facing Juliette balcony and an open-plan kitchen area featuring sleek, handle-less units and integrated appliances. The generously-sized bedroom includes a fitted wardrobe and the bathroom is stylish and modern. A large storage/utility cupboard has been provided and demanding insulation standards combined with high performance glazing make for a very good energy-efficiency rating. The William Sutton Building is just minutes from the New Islington Tram Stop and only a short walk from Piccadilly Station. A Sainsbury's Local occupies the ground-floor retail unit, there is a larger supermarket close by plus popular bakeries, bars and restaurants. The city centre is also within easy reach. Very long lease.

**Tenure:** Leasehold (995 years less 20 days from 09/08/2021).

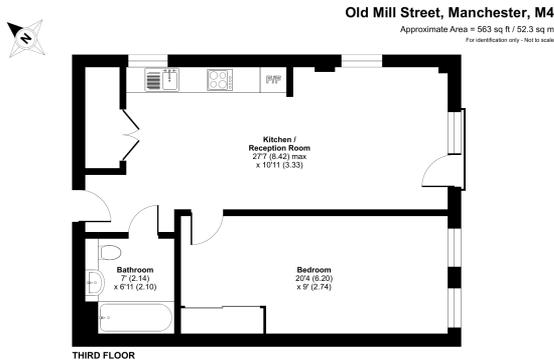
**Service Charge:** £127.40 per month (subject to annual review).

**Council Tax:** Band C, Manchester City Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS



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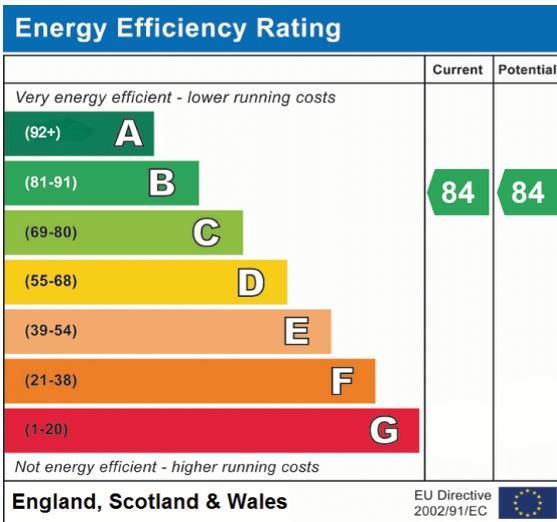
### THIRD FLOOR

**Reception**  
27' 7" max. x 10' 11" (8.41m x 3.33m)

**Kitchen**  
included in reception measurement

**Bedroom**  
20' 4" x 9' 0" (6.20m x 2.74m)

**Bathroom**  
7' 0" max. x 6' 11" max. (2.14m x 2.10m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.