



Eastbank Tower
Great Ancoats Street
Manchester
M4 7FD

Offers in Excess of £187,000

bettermove

Great Ancoats Street Manchester

Bettermove are proud to present this 2 bedroom flat in Manchester available with no forward chain.

The property benefits from double glazing, electric heating throughout and has an EWS1 in place. The council tax band is C.

This is a leasehold property with 229 years remaining on the lease; the ground rent is £250 per annum and the service charge is approximately £3,250 per annum.

The interior of this well presented first floor corner flat comprises a spacious open plan living room and kitchen, 2 bedrooms with the master bedroom having its own ensuite and the family bathroom.

Located in the popular city of Manchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Manchester Piccadilly, the A57 and many local buses.

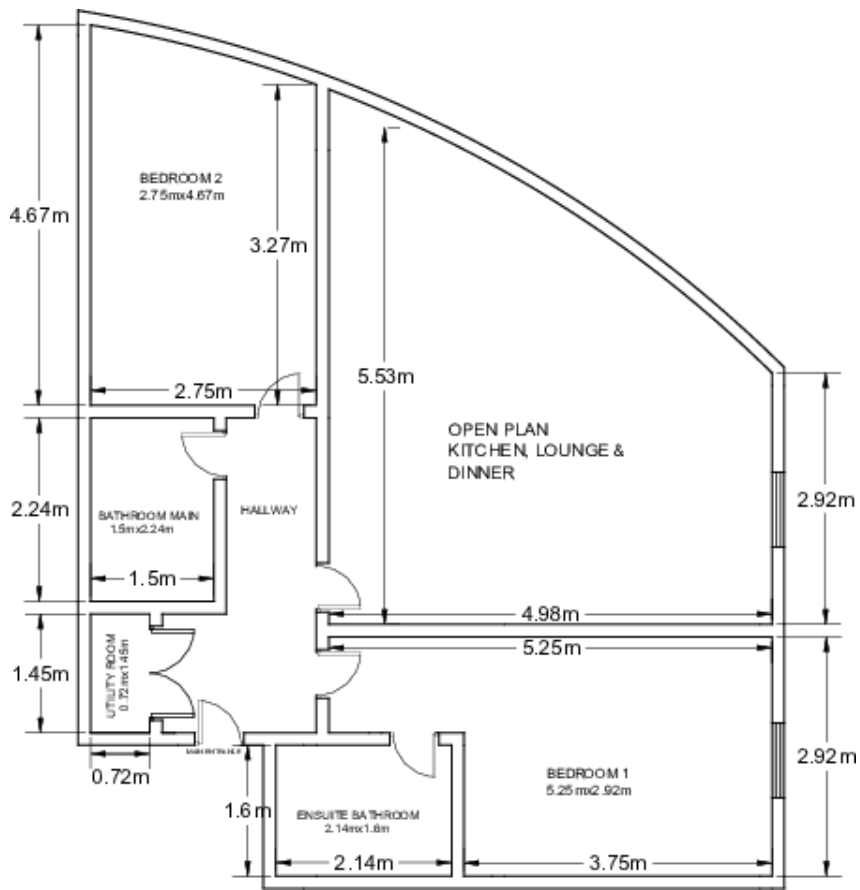
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the edition of the RICS Code of Measuring Practice.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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