



2 bed apartment to buy in M1

80 Princess Street, Manchester, Greater Manchester, M1 6NF

£60,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Exceptionally spacious two-bedroom apartment
- ✓ Section 20 in operation
- ✓ Large principal bedroom and distinctive galleried second
- ✓ Impressive high ceilings creating a bright and airy feel
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TO BE SOLD BY UNCONDITIONAL ONLINE AUCTION END DATE 18TH AUGUST AT 1300 - this is subject to change and we would encourage any bidders to bid as soon as possible

An exceptionally spacious two-bedroom apartment offering an abundance of living space, with impressive proportions rarely found in modern city homes. Situated on the sixth floor of this centrally located conversion, the property boasts a substantial principal bedroom and a further galleried second bedroom, creating a versatile and distinctive layout.

High ceilings and expansive UPVC windows enhance the already generous accommodation, while the enviable corner position allows natural light to flood every room, creating a bright and airy atmosphere throughout and providing peace and quiet despite the city centre location. The property also benefits from secure allocated parking, completing this outstanding city residence.

The property also benefits from its central location in an M1 postcode, providing walkable access to Manchester Piccadilly station and Oxford Road.

Please note there is a current section 20 in place on the property and we are currently advised this is for a three-year period 2025/26 – 2027/28 and this is reflected in the increased service charge figures to fund the works. We have been advised by the vendor this is not a permanent figure. At Pattinson we are unable to verify this.

LEASE INFORMATION:

Service Charge: £15,207.01pa (due to the section 20)

Water Usage Charges: £233.44 pa

Ground Rent: £150pa

Carpark GR: Peppercorn

Lease:999 years from 1990

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 963

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £15,208.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(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 	

80 Princess Street, Manchester, Greater Manchester, M1 6NF

Contact your local branch today for more information on this property:

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