



CHEETHAM HILL ROAD  
MANCHESTER

OFFERS OVER

£295,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



## Cheetham Hill Road, Manchester, M4 4GA

**\*\*VIDEO TOUR\*\* - \*\*NO ONWARD CHAIN\*\* - VITALSPACE ESTATE AGENTS** are proud to present to the market this luxury TWO DOUBLE BEDROOM, TWO BATHROOM apartment in Hallmark Tower. Located perfectly for quick access to Manchester City Centre and all that it has to offer with restaurants, bars, retail stores, local amenities as well as the AO Arena, Victoria Station and The Printworks all a short stroll away. Upon entering the building, residents are greeted by a five-star lobby that offers a warm welcome with a luxury hotel feel and the friendly concierge. Situated on the fourteenth floor this dual aspect apartment with high quality finishes and state of the art fittings affords spacious entrance hallway with storage and utility. Open plan kitchen, dining and living area with integrated appliances and balcony with fantastic views across the City. Two double bedrooms, both with built in wardrobes and the master with ensuite. The main bathroom features a shower over the bath. The apartment further benefits from a video intercom system, fob entry and MVHR. Additional development facilities include a cycle store, ground floor terrace with covered seating as well as a landscaped 12th floor roof garden with fantastic views. Contact VitalSpace Estate Agents for further information or to arrange an internal







Total floor area 67.0 sq.m. (721 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Features

- Two double bedrooms
- Fourteenth floor
- Luxury living
- No onward chain
- Five-start lobby
- Contemporary kitchen
- Close to Victoria Station
- Modern Bathroom & En-Suite
- Rooftop Garden & Terrace
- Viewing essential

## Frequently Asked Questions

Ground Rent - £250 per year

Lease Length - 150 years from 1 August 2006

Service Charge - £650.02 per quarter

Council Tax Band - D

EPC - B (82)

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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