



CHEETHAM HILL ROAD
MANCHESTER

£285,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

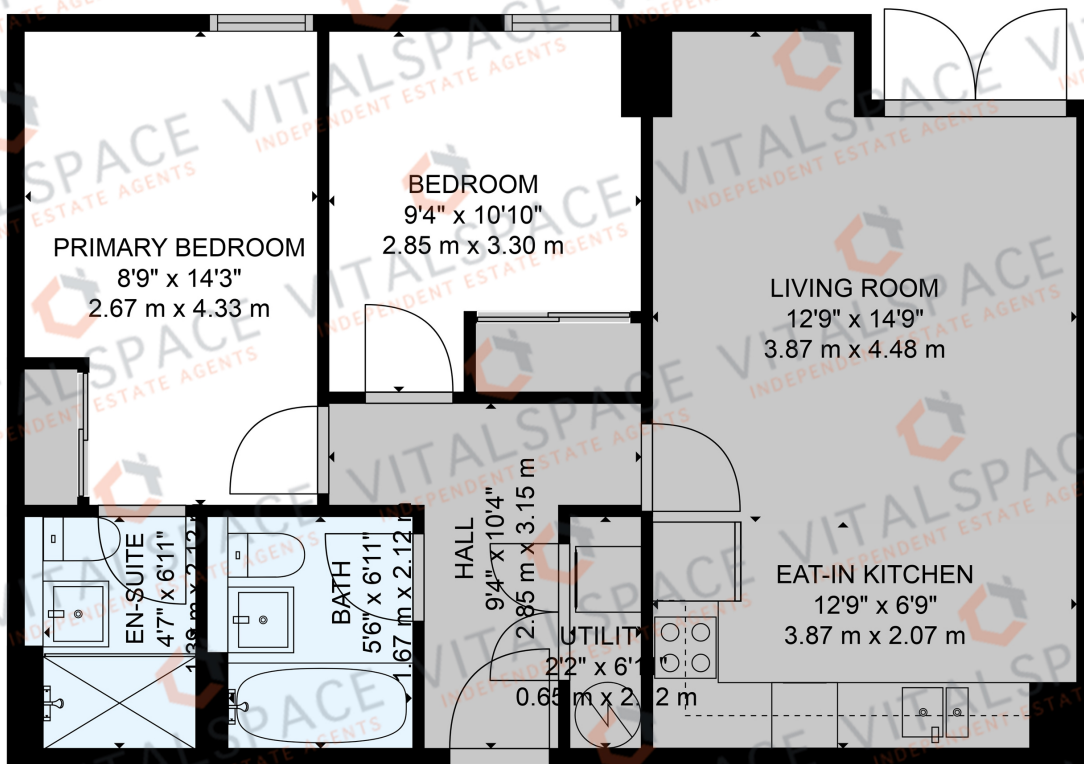


Cheetham Hill Road, Manchester, M4 4GA

****VIDEO TOUR** - **PARKING INCLUDED** - **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 eighth 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, secure car parking, a 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 inspection.







Features

- Two double bedrooms
- Eighth floor position
- No onward chain
- Luxury living
- Five-star lobby
- Secure car parking
- Contemporary kitchen
- Close to Victoria Station
- Rooftop Garden & Terrace
- Modern Bathroom & En-Suite

Frequently Asked Questions

Ground Rent - £350 per year

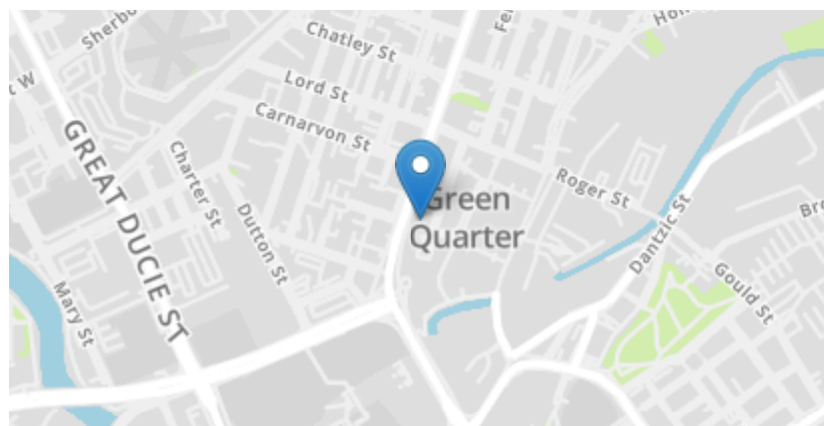
Lease Length - 150 years from 1 August 2006

Service Charge - £594.41 per quarter

Council Tax Band - D

EPC - B (86)

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+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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