



The Hacienda, 11-15 Whitworth Street West, Manchester, Greater Manchester, M1

**Asking Price: £250,000**  
**Leasehold**

 **Reeds Rains**

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The Hacienda, 11-15 Whitworth Street West, Manchester, Greater Manchester, M1

Council Tax Band: E  
EPC Rating: C

ATTENTION INVESTORS - EXCELLENT RETURNS AVAILABLE.

A two double bedroom corner position apartment located in the iconic Hacienda development with EWS1 form in place - B1 rating.

The spacious accommodation can be found on the first floor and includes an en suite shower room, balcony and secure and allocated car parking space within the underground car park.  
Concierge. EPC Rating C.

First Floor

Entrance Hall

Front entrance door. Walk in storage cupboard housing the hot water cylinder. Wood effect floor. Electric panel heater. Recessed spotlights to the ceiling.

Open Plan Living / Kitchen

7.46 x 3.97  
A spacious corner position room split into two distinct areas.

Living Area

Large double glazed window to the rear elevation overlooking the canal below. Double glazed door and window to the side elevation leading to the decked balcony. Additional double glazed window to the side elevation. Wood effect floor. Electric panel heater. Recessed spotlights to the ceiling and ceiling light.

Kitchen Area

Double glazed window to the side elevation. Fitted with a comprehensive range of wall and base units with complementary work surfaces over incorporating a stainless steel circular two bowl sink with mixer tap. Smeg oven and four ring hob with central stainless steel extractor unit over. Integrated dishwasher, fridge and freezer. Built in storage cupboard housing the plumbing for washing machine. Intercom entry phone. Tiled floor. Recessed spotlights to the

ceiling.

Bedroom 1

3.93 x 3.42  
Double glazed window to the rear elevation overlooking the canal below. Electric panel heater. Recessed spotlights to the ceiling.  
Door to;

En Suite Shower Room

Fitted with a white two piece suite comprising; wash hand basin with mixer tap and WC with concealed cistern. Shower cubicle. Part tiled walls and tiled floor. Chrome heater towel rail. Mirror. Recessed spotlights to the ceiling.

Bedroom 2

3.93 x 2.64  
A second double bedroom with double glazed window to the rear elevation overlooking the canal below. Electric panel heater. Recessed spotlights to the ceiling.

Bathroom

Fitted with a white three piece suite comprising; wash hand basin with mixer tap, bath with mixer tap, shower attachment and screen to the side and WC with concealed cistern. Part tiled walls and tiled floor. Chrome heater towel rail. Mirror. Recessed spotlights to the ceiling.

Car Parking Space

The apartment comes with a secure and allocated car parking space within the underground car park.

Lease Details / Council Tax

The lease is 125 years from 2003. The vendor has advised the current ground rent is £250 per annum. Purchasers should seek further clarification from their solicitor. Council tax band E (Manchester City Council).

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



Floor Plan

Total floor area 73.0 sq. m. (786 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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