



## 2 bed apartment to buy in M1

The Quadrangle, 1 Lower Ormond Street,  
Manchester, Greater Manchester, M1 5QF

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Spacious Two Bedroom Apartment
- ✓ Fourth Floor Position
- ✓ Excellent Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

## Description

\*\* BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS AND CONDITIONS APPLY. STARTING BID £180,000

\*\* A superb apartment in one of Manchester's most highly sought after developments with a 24 hour concierge service and communal courtyard, The Quadrangle development is well positioned close to Oxford Road train station and is walking distance to the Manchester University buildings making it a popular residence for both students and professionals. Located on the fourth floor, this spacious two bedroom property briefly comprises; entrance hallway, open plan living room, kitchen diner with integrated appliances, large master bedroom, spacious second bedroom and a luxury three piece bathroom suite

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: None

Year built: 2004

Construction materials: Brick and block

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: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The Quadrangle, 1 Lower Ormond Street, Manchester, Greater Manchester, M1 5QF

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

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,  
<https://openhouse.london/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

