



# Wilburn Basin, Orsdall Lane

£179,000 Leasehold

One- bed apartment

## Description

ONE-BED APARTMENT SITUATED IN THE SOUGHT-AFTER WILBURN BASIN DEVELOPMENT LOCATED ONLY A TEN-MINUTE WALK TO DEANSGATE AND CASTLEFIELD WITH EXCELLENT ACCESS TO MANCHESTER RING ROAD.

The apartment briefly comprises from a large open plan living room with Juliet balcony, a modern fully fitted kitchen, a spacious double bedroom and a main three piece bathroom suite. The building also benefits from a 24 hour concierge, onsite gym and cinema room.

\*\*\*AGENT NOTE\*\*\* Pictures taken for marketing purposes, not of exact unit.

Council Tax Band: B

Tenure: Leasehold (242 years)

Ground Rent: £300 per year

Service Charge: £1,397.18 per year

## Tenure

Leasehold





**Floor Plan**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92-100) <b>A</b>                           |           |           |
| (81-91) <b>B</b>                            | <b>84</b> | <b>84</b> |
| (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>                             |           |           |

Viewing by appointment only  
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