

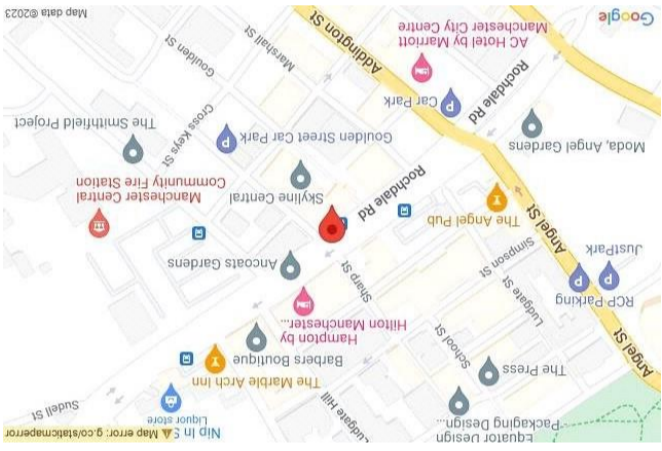


 293 Deansgate, Manchester, M3 4EW

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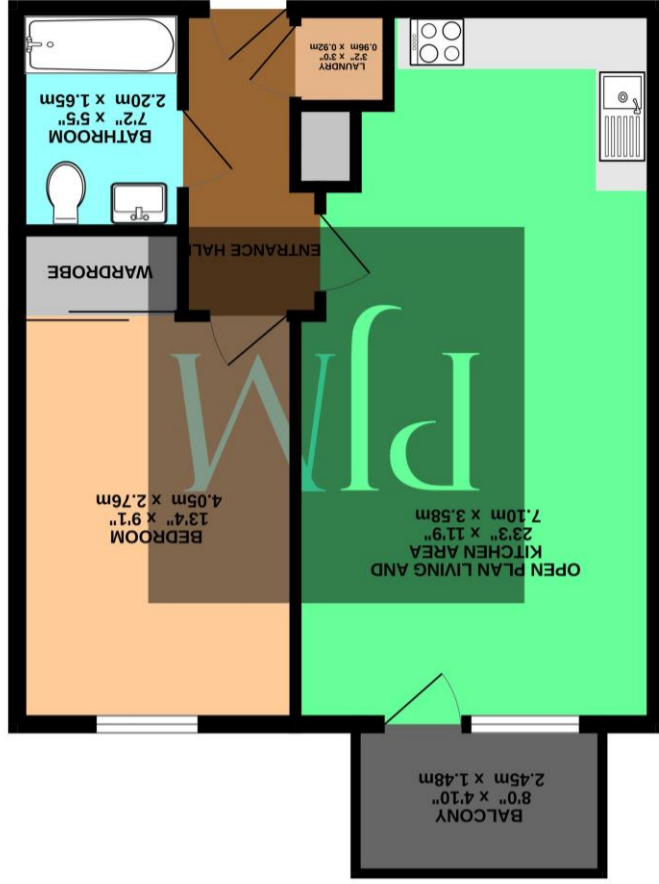
www.philipjames.co.uk

Energy Efficiency Rating	
Potential	Current
85	75
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



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.

TOTAL FLOOR AREA: 484 sq. ft. (45.0 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained therein, measurements of doors, rooms and any items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



SIXTH FLOOR
484 sq. ft. (45.0 sq. m.) approx.



PHILIP JAMES
MANCHESTER

607 SKYLINE
GOULDEN STREET, MANCHESTER, M4 5EJ



ASKING PRICE £185,000

A BRIGHT and SPACIOUS, stylishly presented apartment, occupying a SIXTH FLOOR position within a STUNNING DEVELOPMENT with resident gym and swimming pool, offered for sale with NO CHAIN.

The accommodation extends to 484 sq ft and consists of an entrance hallway with storage / utility cupboard, an open plan living, dining and kitchen area with access to the balcony. There is a well proportioned double bedroom with fitted wardrobes, being served by a modern bathroom. Skyline Central is centrally located within the popular NORTHERN QUARTER, and has 24 hour concierge, swimming pool and gym for residents use.

484 gross sq ft
Tax Band: C
Leasehold
Service Charge: £313 PCM

*"Stunning apartment
offered for sale with no
chain "*

