



**HENRY**  **WILTSHIRE**

[www.henrywiltshire.co.uk](http://www.henrywiltshire.co.uk)

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

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## The Quadrangle, Lower Ormond Street, M1 5QD

Guide Price £250,000

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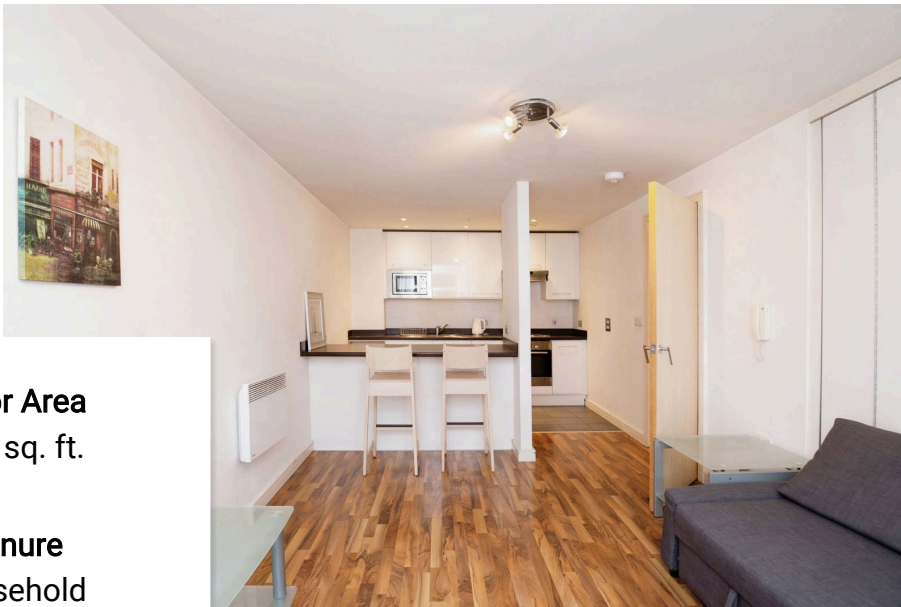


The Quadrangle, constructed in 2005 offers convenience and easy accessibility to Manchester City Centre and the Universities which it has become synonymous with. It has become a popular development for investors and owner occupiers alike for its location and standard of finish.

Located on the fifth floor this superb property comprises of : Private entrance hallway with storage cupboard, open plan living area and kitchen with fully integrated appliances, main double bedroom with sliding door access to living, further second double bedroom plus bathroom with shower.

Externally there is a secure allocated parking space and a communal courtyard garden.



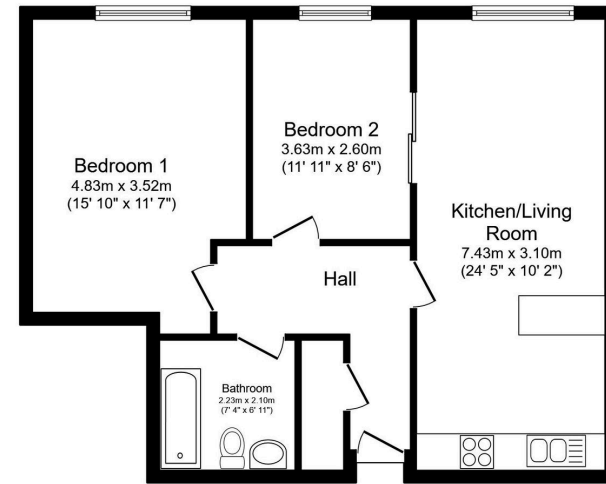


**Floor Area**  
705 sq. ft.

**Tenure**  
Leasehold

**Service Charge**  
£2419.77 per annum

**Ground Rent**  
£200 per annum



Total floor area 64.2 m<sup>2</sup> (691 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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