



PETER
ANTHONY
EST 1986

Apartment 20, Caminada House, St.
Lawrence Street, Manchester, M15
4DY
Guide Price: £100,000



Don't miss out on the chance to secure this luxurious modern first-floor apartment, set to be sold via auction. Timber framed. Situated in a prime residential area, this property features 2 bedrooms and 2 bathrooms, offering a perfect blend of contemporary elegance and style. The spacious interiors are designed to create a welcoming atmosphere, ideal for both relaxation and entertainment.

The apartment boasts a stylish modern kitchen with state-of-the-art appliances, a generous living area that leads to a private balcony, showcasing stunning views of the surrounding area. With allocated parking spaces for convenience, accessing your new home is a breeze.

Located in a sought-after neighbourhood with easy access to local amenities, shops, and transport links, this property is the epitome of modern city living. Make this exquisite apartment yours by participating in the upcoming auction. Contact us today to schedule a viewing.

First Floor

Entrance Hall:

Entered via wooden door from communal hallway, laminate flooring and recessed ceiling spot lights.

Open Plan Living Room & Kitchen:

23'10" x 15'4" (7.26m x 4.67m):

Living Area

uPVC double glazed windows and door to front elevation, laminate flooring, ceiling light point and electric wall heater.

Kitchen Area

Linoleum flooring, recessed ceiling spotlights, a range of base and wall units with roll top work-surface, stainless steel sink with drainer and mixer tap, four ring halogen hob, integrated electric oven and wall mounted extractor hood.

Bedroom One:

12' x 10'2" (3.66m x 3.1m):

uPVC double glazed window to rear elevation, ceiling light point, electric heater and laminate flooring.

En-Suite Shower Room:

6'9" x 3'7" (2.06m x 1.1m):

Linoleum flooring, recessed ceiling spotlights, low level wc, pedestal hand wash basin, shower cubicle with thermostatic mixer shower.

Bedroom Two:

11'11" x 8'11" (3.63m x 2.72m):

uPVC double glazed window to rear elevation, ceiling light point, electric heater and laminate flooring.

Bathroom:

7'2" x 5'7" (2.18m x 1.7m):

Linoleum flooring, recessed ceiling spotlights, chrome heated towel rail, low level wc, cabinet mounted hand wash basin, P-Shaped bath with shower off mixer tap.

Externally:

Electric gate access to basement level car parking with one parking space.

Auction:

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

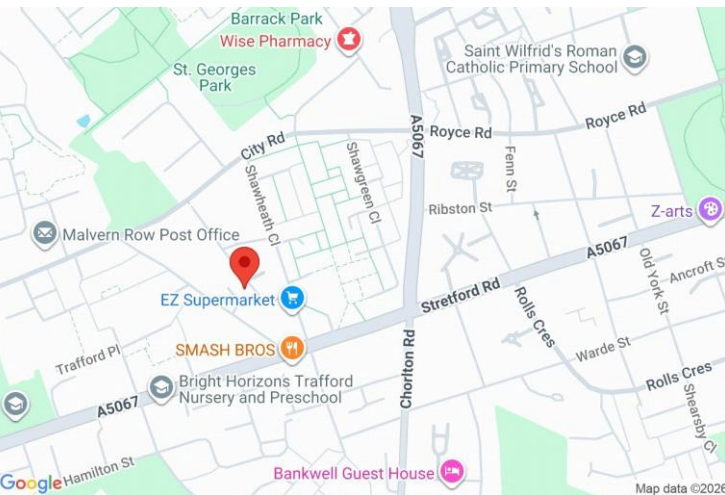
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

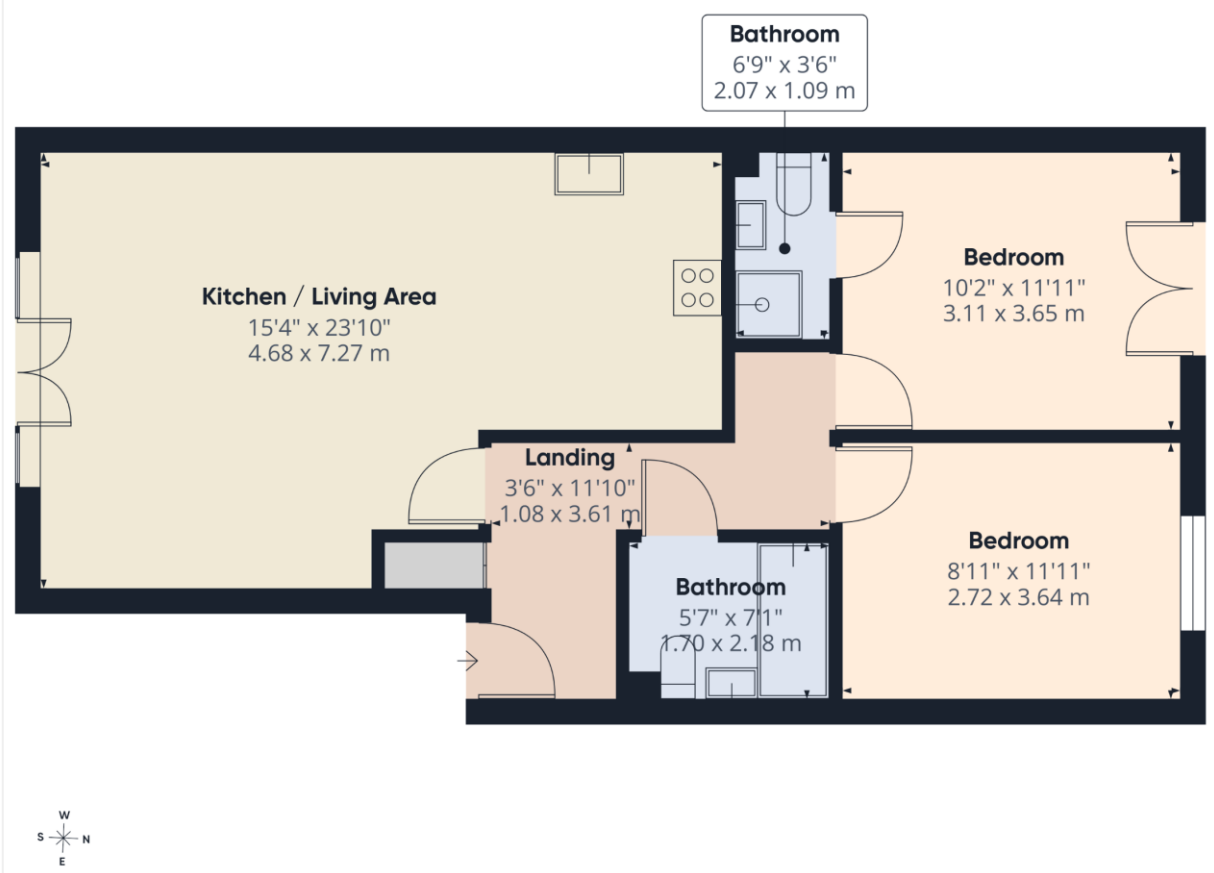
Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The

Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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Approximate total area⁽¹⁾
696 ft²
64.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold 104 years

LOCAL AUTHORITY

B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements