



PETER
ANTHONY
EST 1986

**Apartment 59, Metropolitan House,
Brindley Road, Old Trafford,
Manchester, M16 9HW
Guide Price: £105,000**

For Sale by Modern Method of Auction
Starting Bid £105,000
One Bedroom Duplex Apartment
Second Floor Position
Approx. 534 sq ft (49.6 sq m)
Open-Plan Living Accommodation
Residents' Parking
Popular M16 Location
Ideal First-Time Buy or Investment
Excellent Transport Links to Manchester City Centre and MediaCity



For sale by Secure Sale Online Bidding. Starting bid £105,000 Terms and Conditions

An excellent opportunity to acquire this attractive one-bedroom duplex apartment, offered for sale via auction with a starting bid of £105,000. Situated on the second floor of a well-maintained development on the edge of the City Centre in Old Trafford, the property offers approximately 534 sq ft of living accommodation and would make an ideal purchase for first-time buyers, professionals or buy-to-let investors.

The accommodation is arranged over two levels and briefly comprises a bright and spacious open-plan lounge and kitchen area, providing a comfortable space for both relaxing and entertaining. A staircase leads to the upper level with generous double bedroom and shower room.

Externally, residents benefit from allocated/residents' parking and well-kept communal areas. The development is conveniently positioned within easy

reach of Manchester City Centre, MediaCity, universities, hospitals and a wide range of local amenities. Excellent transport links, including nearby Metrolink stations and major road networks, make this a highly accessible location.

Offered with vacant possession and available via auction, this property presents an affordable opportunity to secure a stylish duplex apartment in a sought-after South Manchester location.

Entrance Hall:

Wooden entrance door from communal hallway, laminate flooring, ceiling light point and intercom entry phone.

Open Plan Living Room & Kitchen:

19'11" x 12'2" (6.07m x 3.7m):

Double glazed window, carpet, electric heater, ceiling light point, a range of base and wall units with roll top work-

surface, stainless steel sink with drainer, four ring halogen hob, integrated electric oven, wall mounted extractor hob, store cupboard with hot water tank and washing machine.

WC:

5'7" x 4'9" (1.7m x 1.45m):

Laminate flooring, ceiling light point, chrome heated towel rail, low level wc and cabinet mounted hand wash basin.

Upper Level

Stairs & landing

Bedroom:

16'6" x 11'11" (5.03m x 3.63m):

Velux double glazed window, carpet, two wall lights and electric heater.

Shower Room:

6'10" x 3'8" (2.08m x 1.12m):

Ceiling light point, laminate flooring, chrome heated towel rail, low level wc, pedestal hand wash basin and corner shower cubicle with thermostatic mixer shower.

Externally:

Set within communal grounds with allocated 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.

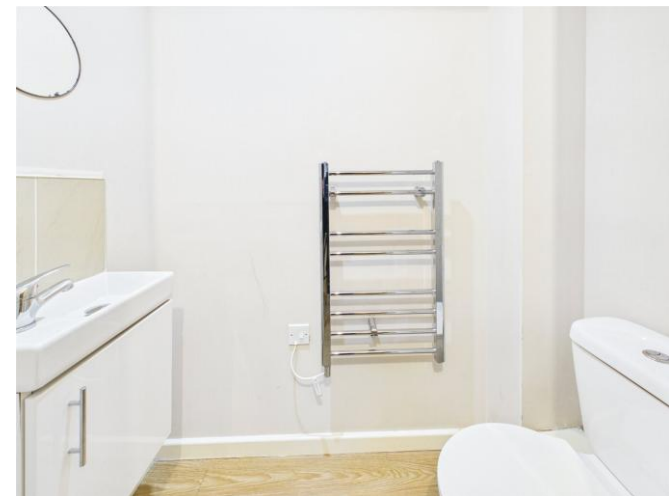
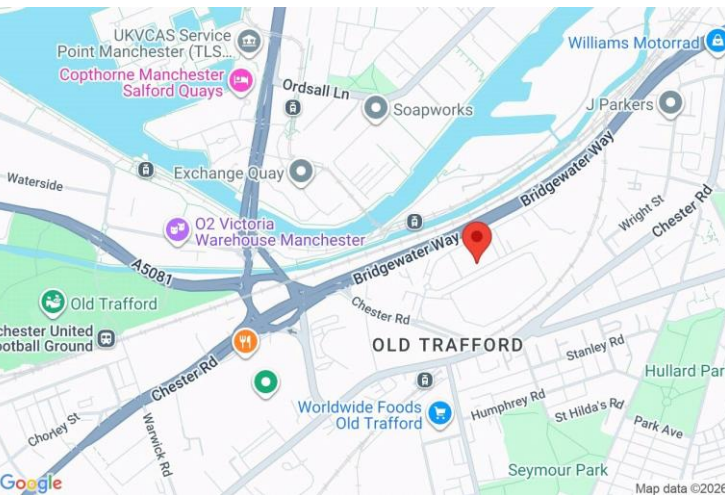
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any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

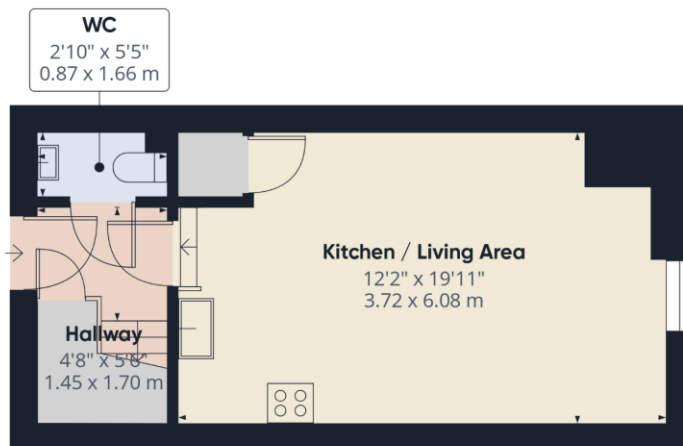
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers'

commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

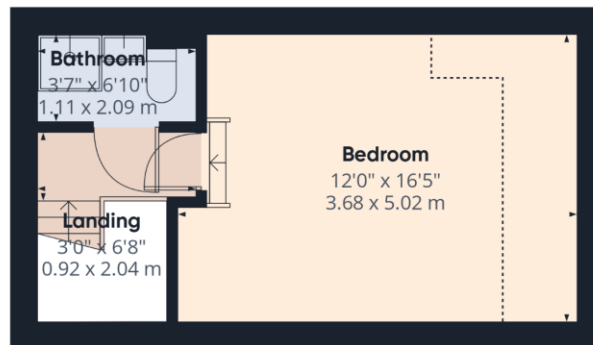
Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase 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.





Ground Floor



Floor 1



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Approximate total area⁽¹⁾

534 ft²
49.6 m²

Reduced headroom

43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 A

TENURE

Leasehold 241 years 7 months

LOCAL AUTHORITY

Trafford Borough Council

OFFICE

834 Stockport Road
Levenshulme
Manchester
M19 3AW

T: 0161 441 5019

E: property@peteranthony.co.uk

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