



33 The Drum

Stillwater Drive | Manchester | M11 4TG

£139,950



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2 BEDROOMS * 1 BATHROOM * APARTMENT * GATED PARKING * SUITED TO A CASH BUYER. The Good Estate Agency is delighted to introduce this excellent two bedroom, 4th floor apartment in the Sportcity, Manchester area. Located next to Manchester City`s Etihad Stadium, less than 3 miles to Manchester City Centre with easy access by tram stations of Etihad Campus and Velopark, with trip times to Manchester Piccadilly taking only 8 minutes.



- TWO DOUBLE BEDROOMS
- 4TH FLOOR
- BALCONY
- PARKING & LIFT ACCESS
- METROLINK NEARBY

- OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- RENTED UNTIL 8th JUNE 2026 WITH A BREAK CLAUSE
- SPORTCITY LOCATION





This lovely two bedroom apartment in The Drum development, comprises an entrance hallway, open plan living and dining room through to fitted kitchen and balcony with canal views, master bedroom, second double bedroom and main bathroom with shower over bath.

Located next to Manchester City's Etihad Stadium, less than 3 miles to Manchester City Centre & now accessed by the recently opened tram stations of Etihad Campus and Velopark with trip times to Manchester Piccadilly taking only 8 minutes. The Ring Road is also easily accessed from this location, while noting that there is a major supermarket within walking distance, offering you great convenience.

Currently tenanted until 8 June 2026 at £975 per month, providing an excellent rental yield of 8.36%. There is a break clause in the tenancy contract that will allow it to be terminated on the 8th of December as long as notice is given 2 months prior.

The Drum development does not yet have its EWS1 certification. The developer has agreed, under The Pledge, to pay for the remedial work to the external cladding of the building. There may be certain banks who would be willing to lend on this property. In this regard you will need to shop around. Ideally, this sale would best suit a cash buyer.

Annual service charge: £1,427.74.

Service charge reviewal period: Annual.

Annual ground rent: £0.00. We are of the understanding there is no Ground Rent charge. Your conveyance solicitor can verify this.

Ground rent reviewal period: tbc.

Leasehold remaining: 234 Years

EPC: C. Certificate valid until 17 February 2029.

Council Tax Band: B.

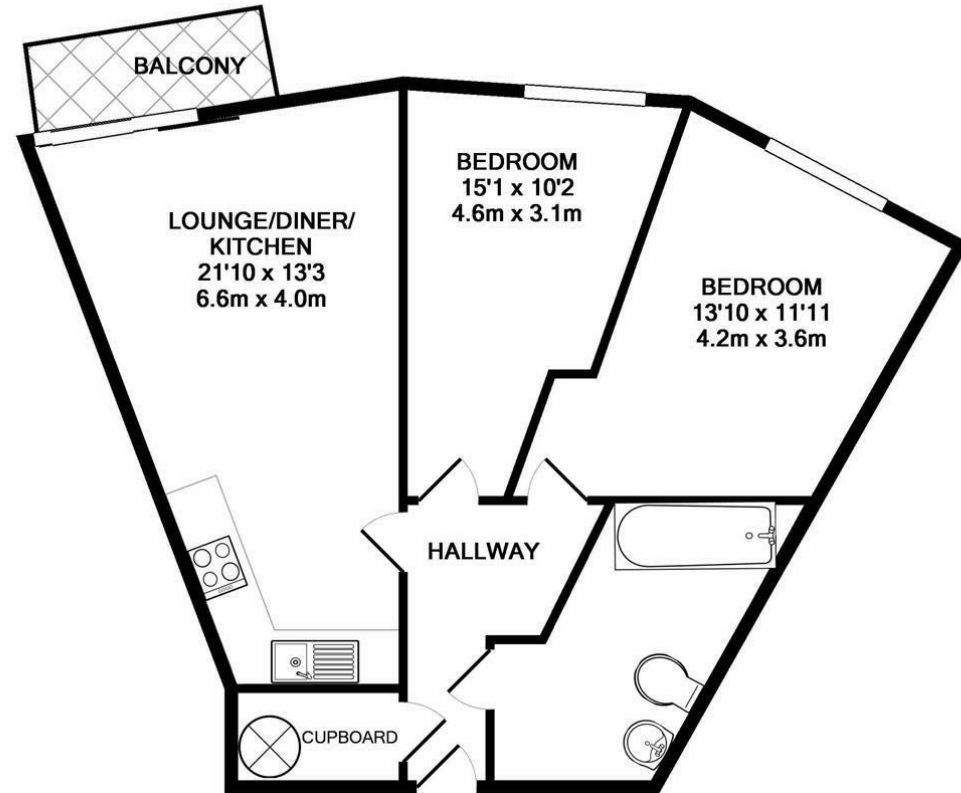
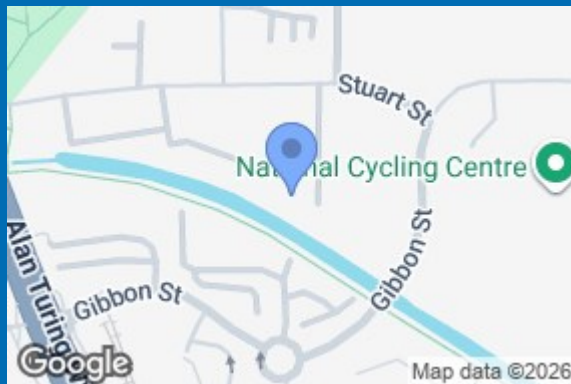
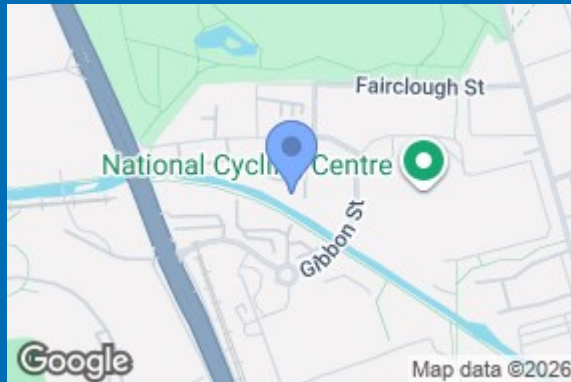
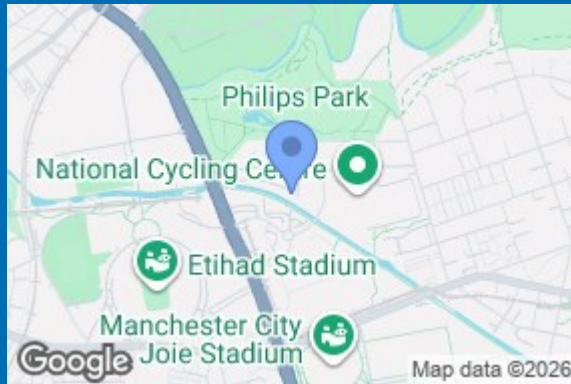
Local Authority: Manchester City Council.



PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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