



31 The Drum

Stillwater Drive | Manchester | M11 4TG

£149,950



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*** ATTENTION PROPERTY INVESTORS *** 2 BED WITH PARKING. An excellent two bed, 4th floor apartment in the very popular area of Sportcity, Manchester. Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, now accessed by tram stations of Etihad Campus and Velopark with trip times to Manchester Piccadilly taking only 8 minutes. *** CASH BUYERS ONLY ***

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING & DINING ROOM
- BALCONY
- INTERCOM
- SPORTCITY LOCATION
- BATHROOM WITH SHOWER OVER BATH
- FITTED KITCHEN
- 4TH FLOOR
- PARKING
- NEXT TO ETIHAD STADIUM & RETAIL PARK



2 BED WITH PARKING.

An excellent two bed, 4th floor apartment in the very popular area of Sportcity, Manchester.

The property comprises two double bedrooms, bathroom with shower over bath, hall, cupboard off hall with washing machine, open plan living and dining room through to fitted kitchen and balcony.

Located next to Manchester City's Etihad Stadium and less than 3 miles to Manchester City Centre, now accessed by 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, and there is a major supermarket on site offering great convenience.

The Drum development does not yet have its EWS1 certification. It is worth noting that 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.

Tenant in situ until 18 April 2026, at £1,000 per month.

EPC: C. Certificate valid until 17 February 2029.

Annual service charge: £1,259.02. (There could be an increase still due for year 2023, not yet taken into account).

Service charge review period: TBC.

Annual ground rent: £0.00.

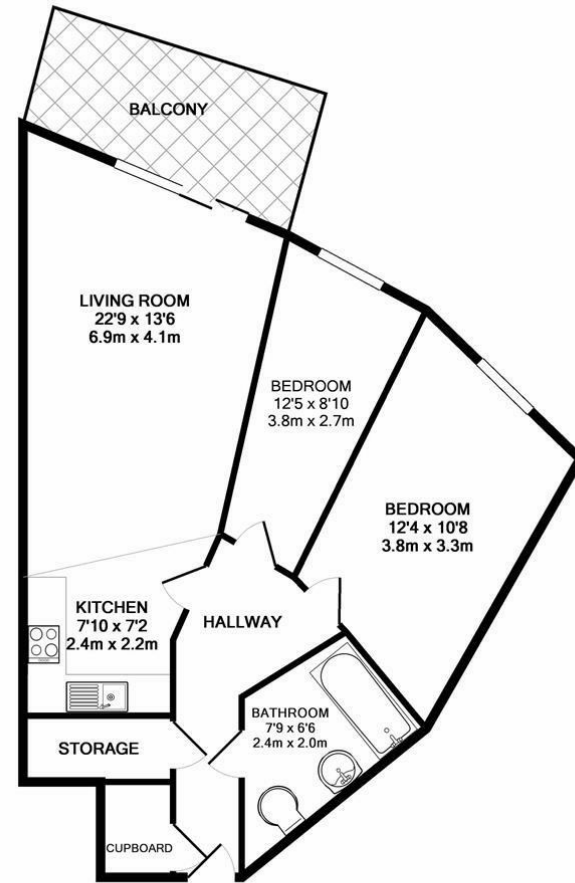
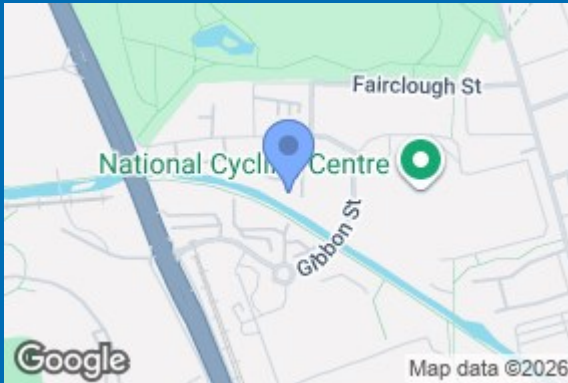
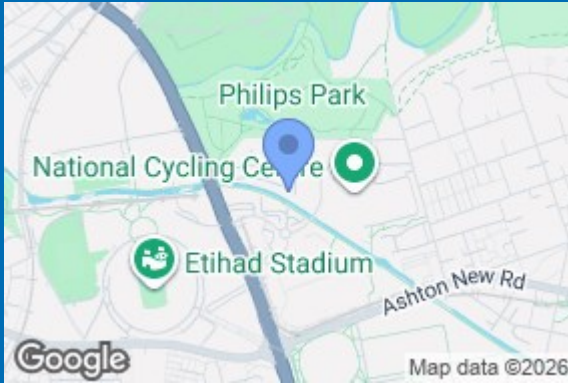
Leasehold remaining: 250 Years from 2007.

Local Authority: Manchester City Council

Council Tax Band: B.

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 744 SQ.FT. (69.1 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			85
(81-91) B			
(69-80) C		75	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk