



## 12 THE CUBE 2B THE WATERFRONT MANCHESTER, M11 4DB

£129,950  
LEASEHOLD

Welcome to this charming modern studio apartment located in the vibrant area of The Cube, 2B The Waterfront, Sports City. Spanning an impressive 481 square feet, this well-designed space offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a contemporary living experience.

Upon entering, you will find a welcoming reception room that seamlessly integrates with the sleeping area, creating an open and airy atmosphere. The studio is thoughtfully laid out to maximise space, ensuring that every corner is utilised effectively. The modern bathroom is equipped with all the necessary amenities, providing a private retreat for relaxation. The building has now a valid EWS1 Form available to both investors & owner occupiers.

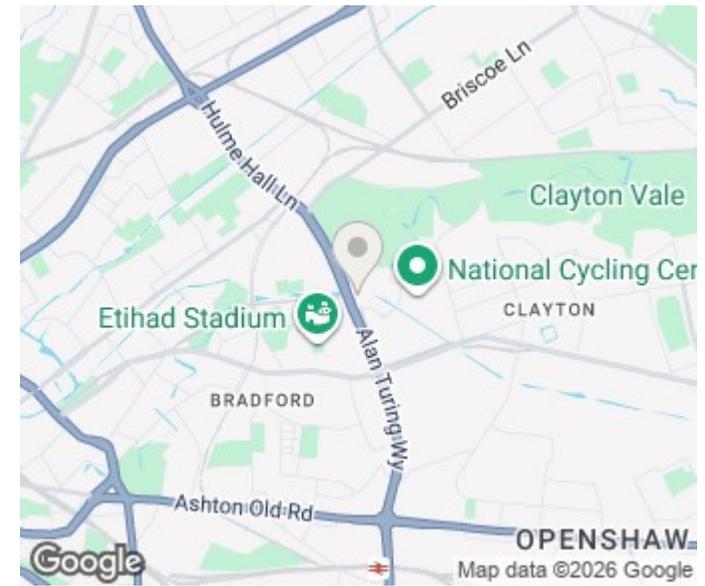
One of the standout features of this property is the convenience of parking for one vehicle, a valuable asset in this bustling area. The Cube is situated in a lively community, offering easy access to

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TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 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			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

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