



Apartment 1, 10 St Pauls Road | Manchester | M20 4PG

EDWARD  
mellor





TO BE SOLD BY ONLINE AUCTION ON 14TH MAY 2025 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

Apartment 1, 10 St Pauls Road, Withington, M20 4PG.

Tenanted ground floor apartment with hall, spacious open plan living/dining area with modern kitchen, two bedrooms and bathroom. Communal grounds and allocated residents parking. Gas central heating and double glazing. Let on a periodic tenancy at £1075 per month from 10/10/23. Please respect the tenant's privacy.

**\*\* VIRTUAL VIEWING AVAILABLE \*\***



### Additional Information

Here are some similar properties taken from Land Registry which have sold close by:

Apartment 19, 10, St Pauls Road, M20 4PG sold on 28/11/2024 for £242,500 Flat 2 beds

Apartment 7, 10 St Pauls Road, M20 4PG sold on 19/08/2024 for £240,000 Flat 2 beds

Situated just a stone's throw from the heart of Withington and sitting on the Didsbury border, it offers fantastic transport links, schools and local amenities close by including shops, restaurants and cafes. The Christie and Manchester University and Hospital complexes are all within easy reach by car and public transport and both Ladybarn and Fog Lane Park are just a short stroll away. EPC rating C.

### Auction consultant dealing with this property

Kate Freer

### In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

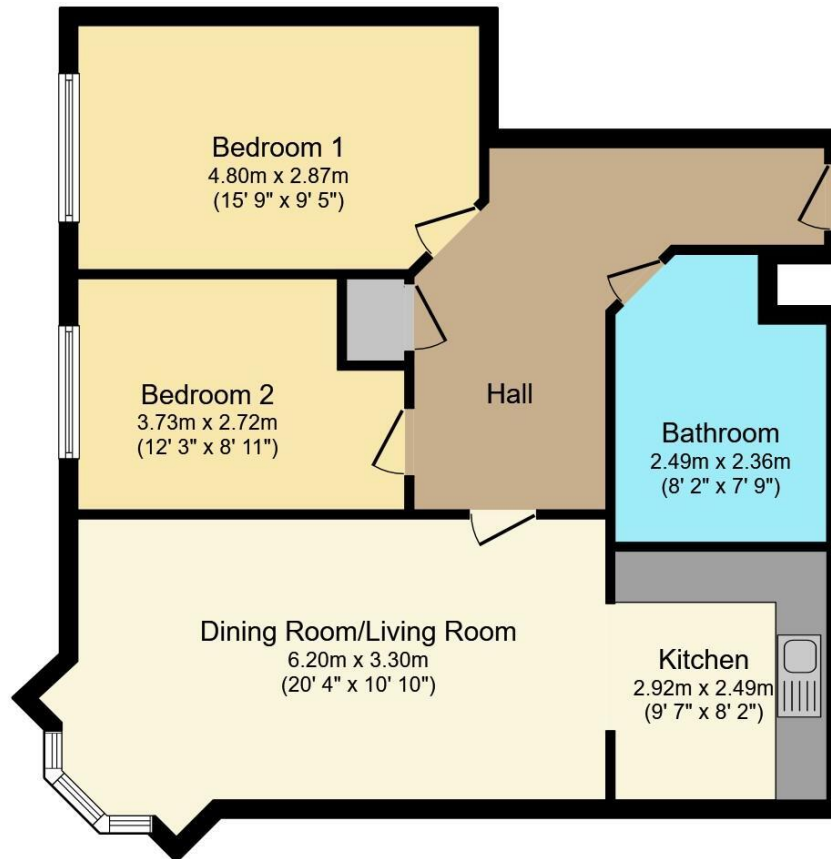
### Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



## FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



**Floor Plan**

Total floor area 73.9 sq.m. (795 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

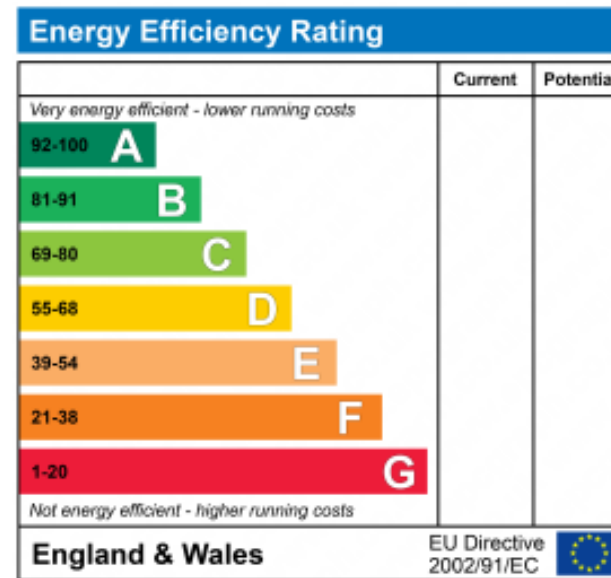
[www.edwardmellor.co.uk](http://www.edwardmellor.co.uk)



## Important Information

- Council Tax Band: C
  - Tenure: Leasehold
  - Years Remaining on the Lease : 979 Years
- 
- Annual Service Charge: £1335.28

## EPC Rating



Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*