



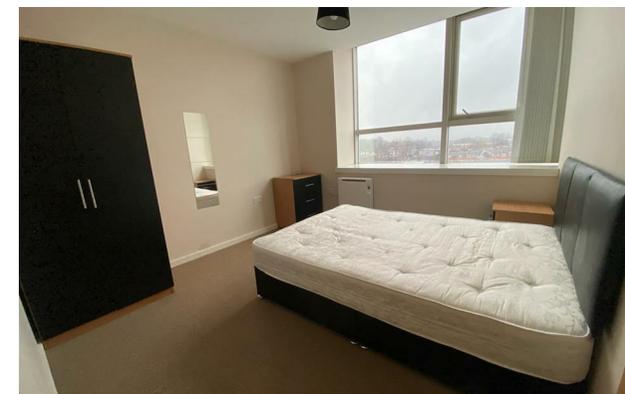
jordan fishwick

ALTRINCHAM
80 Manchester Road



**80 Manchester Road,
Altrincham, WA14 4YW**

Price Guide £85,000



The Property

FOR SALE BY MODERN METHOD AUCTION T&Cs BELOW NO ONWARD CHAIN. CASH BUYERS ONLY. Jordan Fishwick are pleased to offer this fifth floor, one bedroom apartment set in the Roberts House Development complete with accessible lifts and secured intercom access. Internally there is an entrance hallway, open plan modern kitchen/diner, a double bedroom and bathroom. The property is close to Altrincham Town Centre with its famous markets, metro system with direct access to Manchester. The motorway network and Manchester International Airport are on the doorstep and the area is well renowned for its outstanding local schools. Allocated parking.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Directions

WA14 4YW



- £350 p.a. Ground Rent
- £1,288 p.a. Service Charge
- Fifth Floor Apartment
- 1 Bedroom
- Allocated parking space
- Lift Access
- No Onward Chain
- 125 year Lease - 117 years remaining

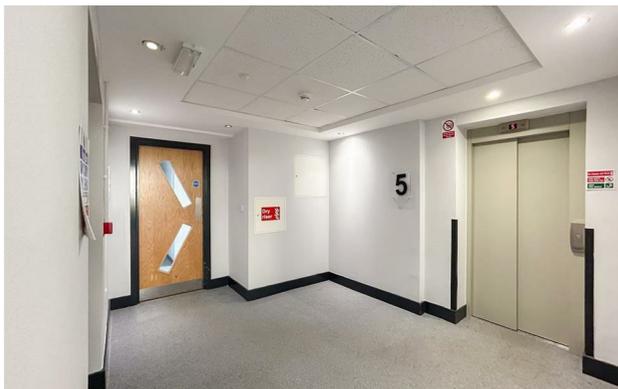
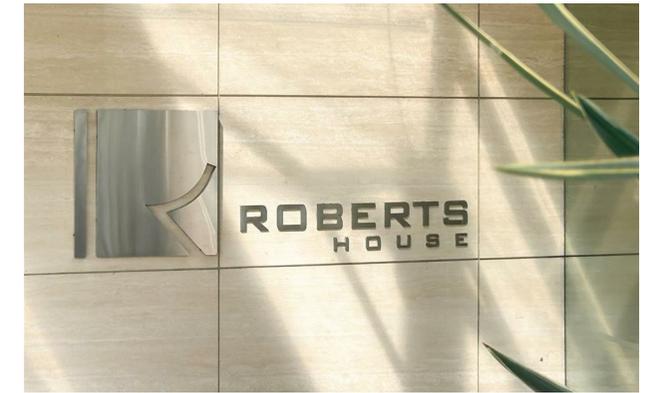
Postcode - WA14 4YW

EPC Rating - C

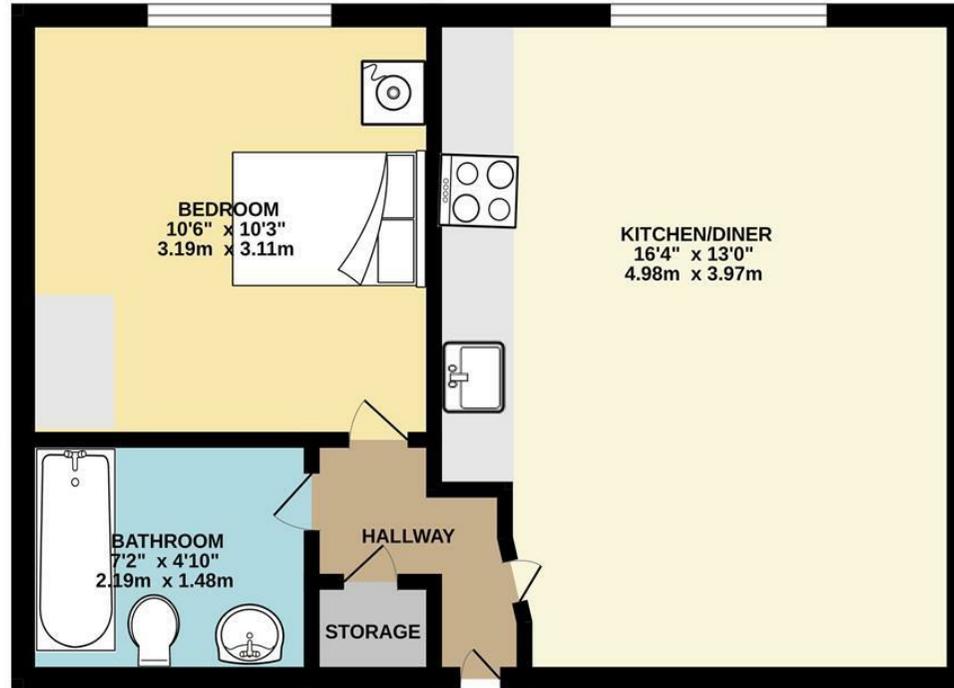
Floor Area - 380.00 sq ft

Local Authority - Trafford

Council Tax - B



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 380 sq.ft. (35.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick 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. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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