



# Apt 43 The Frame, 2a The Waterfront, Sportcity, Manchester, M11 4BX

Jordan Fishwick are now in receipt of an offer for the sum of £125,000 for Apt 43, The Frame, Manchester M11 4BX.

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, Manchester M3 4EN, 0161 833 949 prior to exchange of contracts.

## CASH BUYERS ONLY.

Welcome to this charming two-bedroom apartment located in the heart of Sportcity at The Frame, 2a The Waterfront. Situated on the fifth floor, this property boasts a spacious reception room with balcony overlooking nearby canal, perfect for entertaining guests or simply relaxing after a long day. With two bedrooms, there is plenty of space for a small family, a couple, or even as a stylish home office. The apartment features a modern bathroom, ideal for unwinding in a warm bath after a busy day in Central Manchester, which is conveniently close by. One of the perks of this property is the parking space available for one car, ensuring you never have to worry about finding a spot after a long day at work. Additionally, this apartment comes with no onward chain, making the buying process smooth and hassle-free.

EWS1 in Place.

## Offers In Excess Of £130,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring. Ceiling light. Wall mounted heater.  
Intercom.

### Living Room/Kitchen

23'3" x 12'9"  
Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer. Cooker with hob and extractor over. Laminate flooring. Ceiling light. Wall mounted heater. Access to balcony.

### Bedroom One

12'6" x 9'3"  
Laminate flooring. Ceiling light. Wall mounted heater. Fitted wardrobes. TV and telephone point.

### Bedroom Two

9'5" x 8'5"  
Laminate flooring. Ceiling light. Wall mounted heater.

### Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Ceiling light.

### Externally

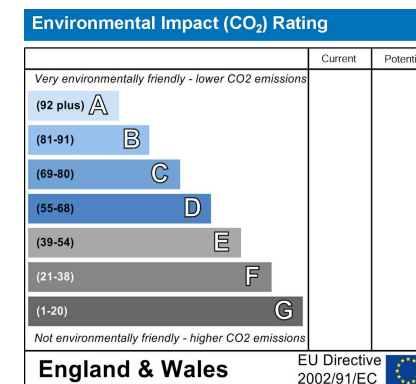
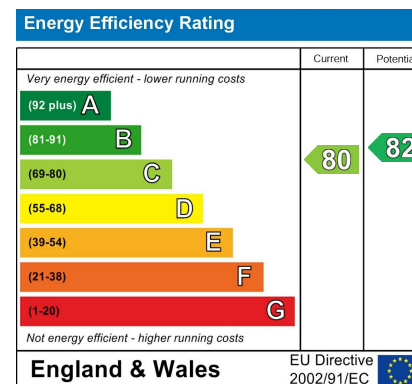
Allocated parking space. Lifts to all floors. Balcony.

### Additional Information

Lease Term: 250 years (less 10 days) from 9 January 2003.  
Service charges are approximately £2580.00 per annum  
Ground rent £50.00 per annum  
Council Tax Band: B

## Agent Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

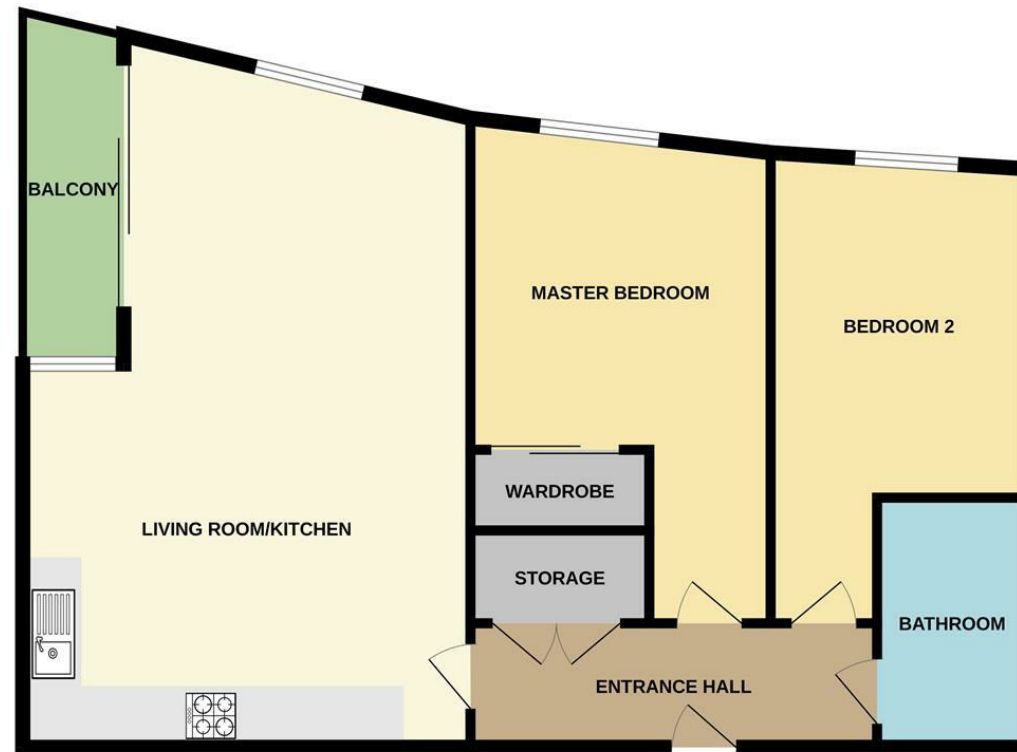








## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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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