



*Jordan fishwick*

SIP  
PAY &  
Simple  
Intelligent  
Parking  
Welcome to  
SIP Car Parks

# Apt 143 Hill Quays, 1 Jordan Street, Manchester, M15 4QX

EWS1 IN PLACE - MORTGAGE BUYERS INVITED!!

Jordan Fishwick are pleased to offer for sale this 8th floor luxury apartment is located in Block A Hill Quays. Hill Quays benefits from an on site caretaker, gym and steam/sauna. Entrance hall with ample storage space, spacious living room with floor to ceiling windows and open to the kitchen. This comes with white high gloss kitchen and fitted appliances, dishwasher, oven and hob. Two double sized bedrooms with the master having full en-suite shower and separate family bathroom with tiled floor and chrome heated towel rail. No Chain

## Price £185,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Spacious entrance hall with several deep storage cupboards, one housing the hot water system and another ideall for bike or suitcases. Access to all rooms.

#### Living room/Kitchen

13'9" x 21'4"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, oven with hob over and extractor. Spot lights. Wooden flooring. Wall mounted electric heater. Corner aspect with floor to ceiling windows

#### Bedroom One

9'9" x 11'6"

Floor to ceiling double glazed window. T.v and electric heater. Carpeted.

#### Ensuite

4'2" x 6'8"

Superb en-suite with walk in shower, wash hand basin, w.c. Tiled floor and glass mirror, electric shaver point

#### Bedroom Two

10'1" x 9'9"

Glazed window . Electric heater

#### Bathroom

6'0" x 5'0"

Luxury bathroom suite with bath and shower attachment, wash hand basin and w.c. Fitted mirror and electric shaver point.

#### Externally

Communal post area and access to the gym on the ground floor.

### Additional Information

Service charges - TBC

Lease - 999 Years from 2015

Ground Rent - £350pa increasing every 10 years in line with RPI. TBC

Council Tax Band - D

Managing agent - Premier Residential

EPC- D

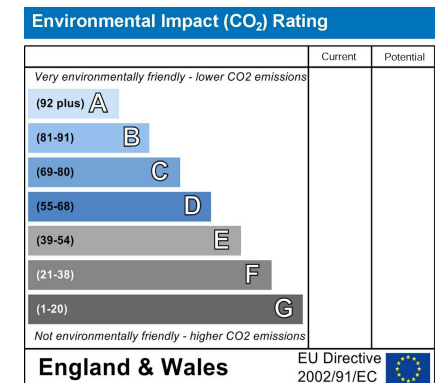
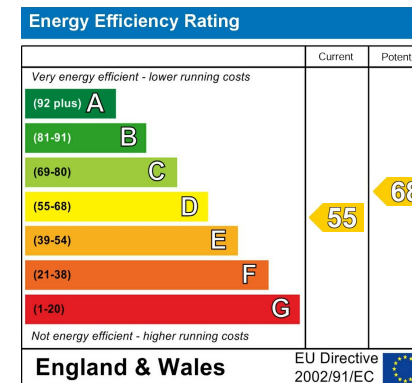
TOTAL SQM 70

### Agents Note

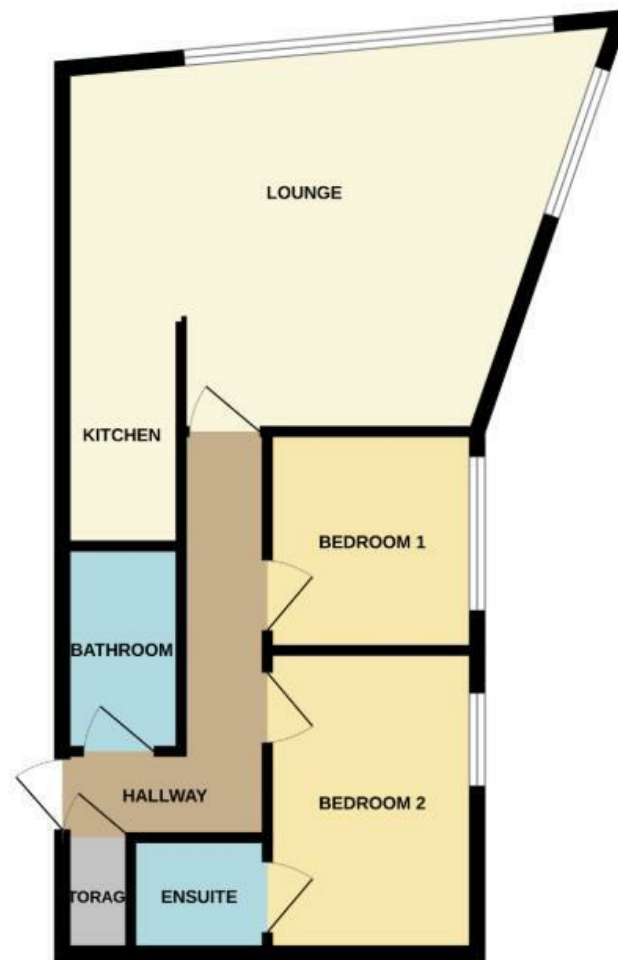
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

### Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

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

