



# Apt 22 Macintosh Mills, 4 Cambridge Street, Manchester, M1 5GH

Jordan Fishwick are pleased to present this ground floor, two bedroom apartment found in Macintosh Mills, a converted mill located on Cambridge Street. The property comes with an open plan lounge with exposed brickwork and cast iron beams leading into a fully fitted kitchen with integrated appliances, There are two double bedrooms with the master including a modern en-suite. With a contemporary family sized bathroom. No onward chain. Mortgage Buyers Welcome.

## Asking Price £279,000

### Viewing arrangements

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

### The Building

Situated in a desirable area, this apartment combines contemporary living with the rich culture and energy of Manchester. Whether you are a first-time buyer or looking for a rental opportunity, this property presents an excellent choice for those seeking a stylish and functional home.

### Entrance Hallway

Laminate flooring, storage cupboard, access to hot water storage tank, leads to all rooms.

### Kitchen

11'5" x 8'3"

Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated oven / hob, fridge / freezer, dishwasher, extractor fan, metal sink with mixer tap.

### Lounge

18'0" x 13'9"

Exposed brickwork and cast iron beams, open plan, double glazed

UPVC window, spot lighting, laminate flooring, electric heater, T.V access point, electrical power sockets.

### Bedroom One

15'6" x 9'8"

Fitted carpets, exposed brickwork and cast iron beams, electrical heater, double glazed UPVC window, electrical power sockets, access to the en-suite.

### En-Suite

4'3" x 5'9"

Walk in enclosed shower cubicle, rain attachment with mixer, low level W.C, hand wash basin, spot lighting.

### Bedroom Two

14'5" x 8'6"

Fitted carpets, exposed brickwork and metal beams, electrical heater, double glazed UPVC window, electrical power sockets.

## Bathroom

7'10" x 6'1"

Part tiled bathroom with rain attachment with mixer, low level W.C, hand wash basin, fitted mirror, heated towel rail, spot lighting.

## Additional Information

Service Charge- £1,790.64

Ground Rent- £250.00

EPC Rating - C

Council Tax Band- D

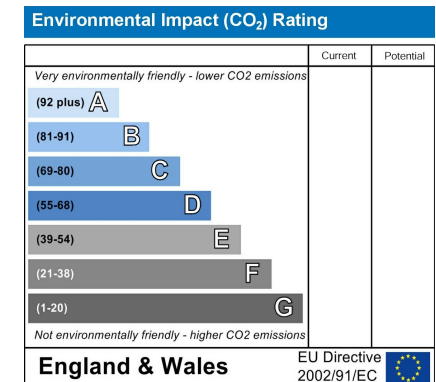
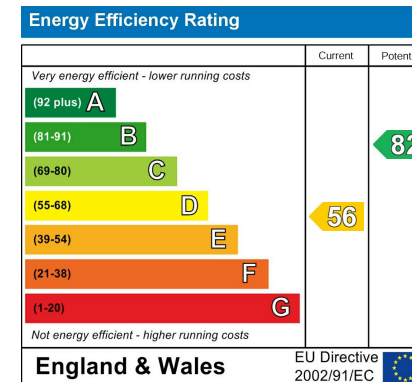
Managing Agent- Realty

## Agents Notes

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

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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)

