



Apt 10.2A Melia House, 19 Lord Street, Green Quarter, Manchester, M4 4AX

CASH BUYERS ONLY

Jordan Fishwick are pleased to offer this competitively priced larger than average two bedroom 10th floor apartment in the popular Green Quarter. Ideally situated for access to Victoria Station and the Arndale & Corn Exchange Shopping Centres. The accommodation comprises of entrance hall with storage, spacious open-plan living room and kitchen with integrated dishwasher, fridge/freezer, microwave, oven and hob appliances; master bedroom with en-suite, second double bedroom and luxury three piece bathroom suite with shower. Property benefits from a good- size balcony with fantastic views. Secure underground parking is also included. No chain.

Tenanted until December 2024 offering a 9% YIELD!

Price £165,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Spotlights. Storage cupboard housing water tank and washing machine. Wall mounted electric heater.

Living Room/Kitchen

20'1" x 11'11"

Range of wall and base units with worktops over. Cooker with hob over and extractor fan. Integrated fridge/freezer and dishwasher. Sink with draining area and mixer tap over. Tiled flooring in kitchen area. Spotlights. TV/Telephone points. Wall mounted electric heater. Access to the balcony.

Bedroom One

10'9" x 8'6"

TV point. Ceiling light. Wall mounted electric heater.

Ensuite

Partially tiled. Shower cubical with mixer shower. Low level W/C. Floating sink with mixer tap. Heated towel rail. Shaver point.

Bedroom Two

11'11" x 10'7"

TV point. Ceiling light. Wall mounted electric heater.

Bathroom

Partially tiled. Bath with shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail.

Externally

Private balcony with far reaching views. Secure underground parking. Well maintained communal areas.

Additional Information

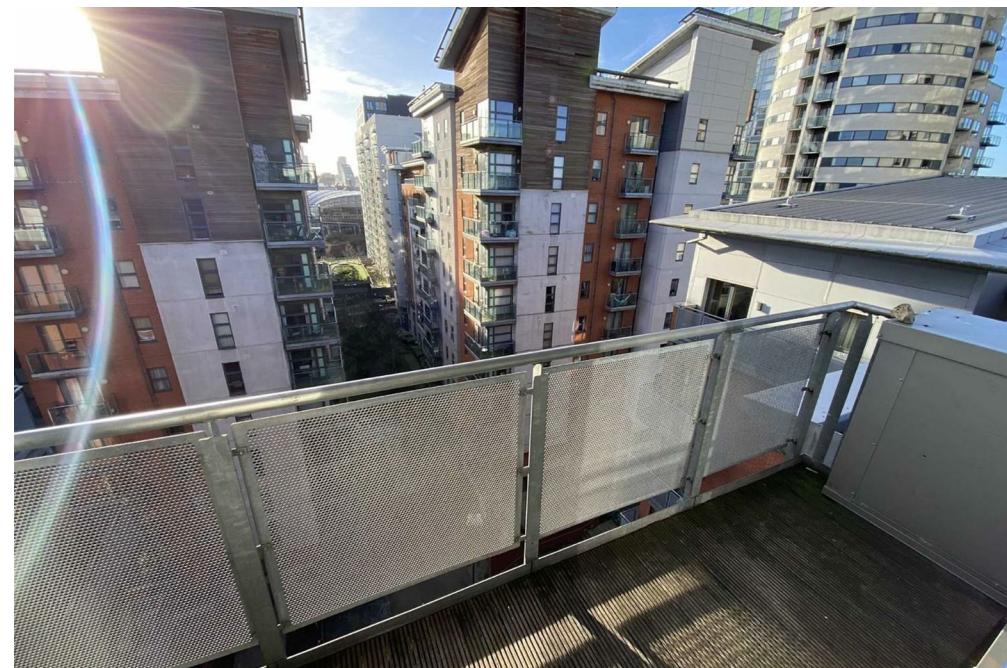
Ground rent - £250 per annum
Lease - 150 years from 2006
Service charges - £199 PCM
Council Tax Band D

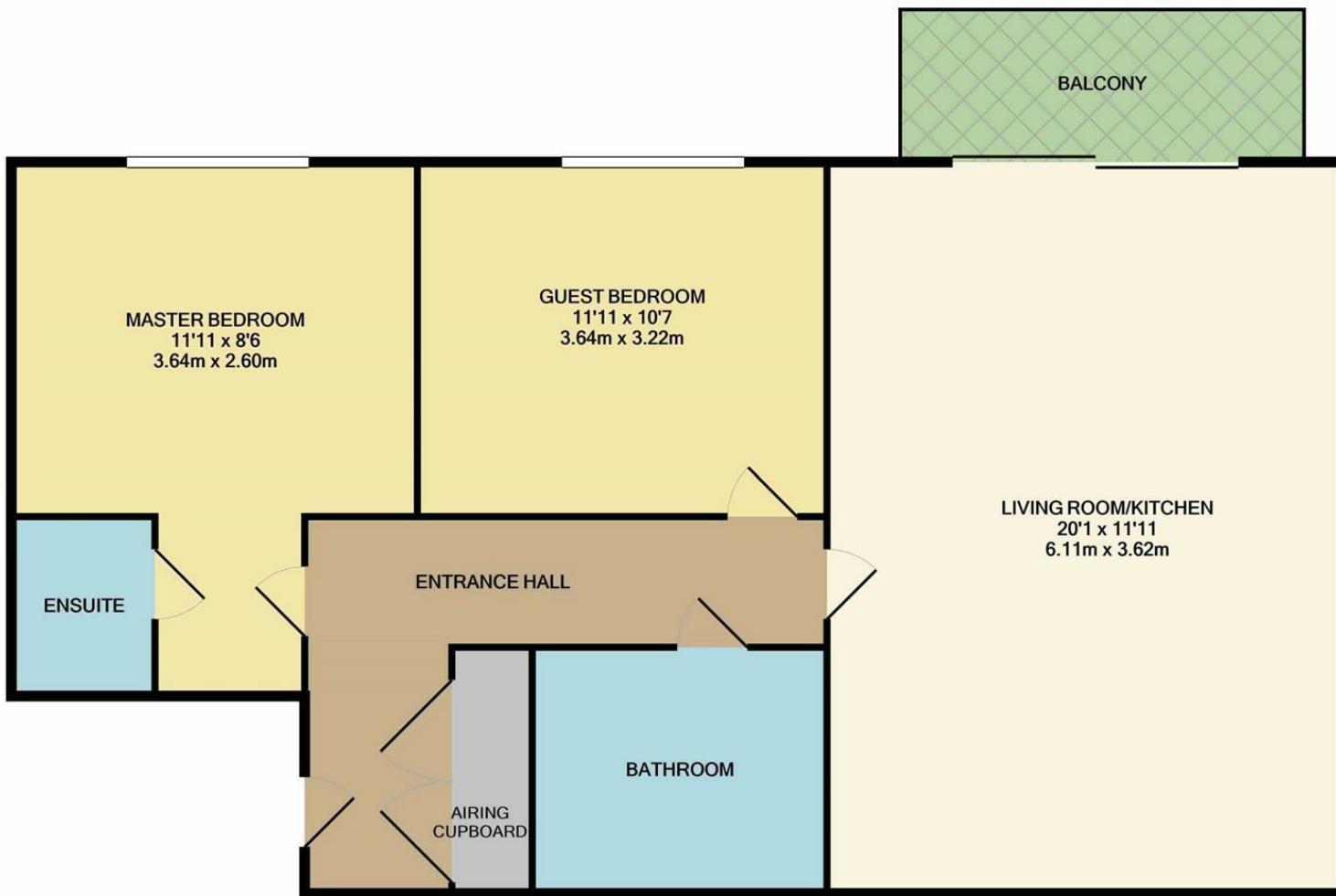
Disclaimer

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 where 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



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
www.jordanfishwick.co.uk

