





# Apt 619 W3, Whitworth Street West, Manchester, M1 5ED

Jordan Fishwick are pleased to have for sale this, wonderfully well presented two bedroom apartment, found on the 6th floor of the W3 building on Whitworth Street West, Manchester. Spread across 882 square feet, the property consists of two double bedrooms with the master bedroom including a built in dressing area and en-suite. The property boasts a modern and luxury family bathroom, open plan kitchen and lounge with access to a balcony. It also benefits from an allocated underground parking space. NO CHAIN. MORTGAGE BUYERS WELCOME.EWS-1 Certified.

## Price £260,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

The location of this apartment is truly exceptional. Whitworth Street West is known for its lively atmosphere, with a plethora of shops, restaurants, and cultural attractions just a stone's throw away. Residents will enjoy easy access to public transport links, making commuting to other parts of Manchester a breeze.

In summary, this apartment on Whitworth Street West presents a fantastic opportunity for those looking to embrace city living without compromising on space or comfort. With its modern features and prime location, it is a property that is sure to attract interest from discerning buyers and renters alike.

### Kitchen / Lounge

29'6" x 12'3"

Refurbished Kitchen Area, Range of high gloss wall and base units with granite effect worktops over. Sink with mixer tap, stainless steel

extractor hood, ceramic hob, integrated electrical oven, integrated dishwasher and microwave, concealed under cabinet lighting, ceramic tiled splashbacks, ceramic tiled floor.

### Bedroom One

8'11" x 13'1"

The master bedroom includes a built in dressing area and fitted beech finish wardrobe, wall heater, spot lighting and three wall light points, aluminium frame double glazed window.

### Bathroom

7'7" x 5'11"

Elegant master bathroom/WC with high-quality white suite and chrome fittings, vanity unit with storage, over-bath shower and glazed screen, part-tiled walls, ceramic flooring, heated towel rail, and shaver point.

## Bedroom Two

17'5" x 9'0"

Fitted Carpets, aluminium double glazed window, wall heater, built in wardrobe, spot lighting, electrical power sockets.

## En-Suite

7'7" x 5'11"

Modern and Luxury En-suite/ Shower room, WC, Hand Wash Basin with vanity unit and cupboard, shower cubicle with sliding doors, shower attachment with mixer, part tiled, ceramic tiled flooring, towel rail, electrical shaver point, spot lighting.

## Externally

The property includes access to a secure basement car park with an allocated parking space. On the first floor, residents can enjoy a beautifully designed rooftop communal garden, featuring both hard and soft landscaping, seating areas, a barbecue zone, and scenic views overlooking the canal.

## Additional Information

Service Charge- £3,877.68

Lease 125 years from 2002

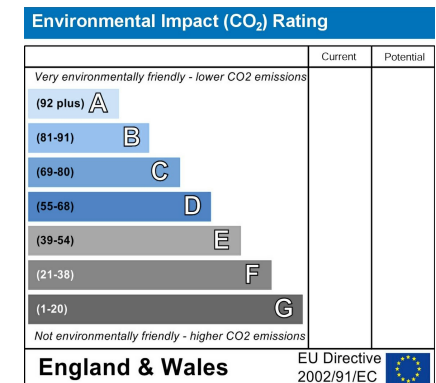
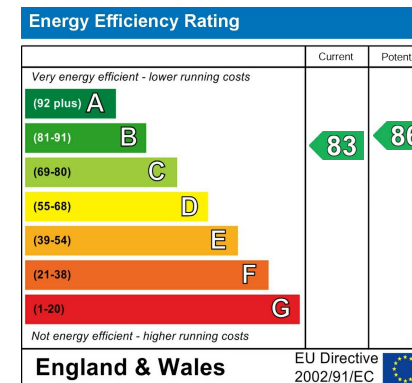
Ground Rent- £150.00

Council Tax Band- E

EPC- B

## 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.







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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk



