



# Apt 53 Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ

Modern Auction Method Of Selling, T&C's Apply

For a Video Tour, please follow this link... <https://youtu.be/82ZgSv1kbpk>

Beautifully presented THREE DOUBLE BEDROOM apartment in the popular conversion Lancaster House on Whitworth Street West. Close to the universities and Oxford road, this 5th Floor property comprises of tiled hallway leading to stylish and well equipped breakfast kitchen with dishwasher, washer dryer, freestanding fridge freezer and additional integrated fridge. Lounge area with feature windows and additional mezzanine storage level accessed by stairs. Three double bedrooms and a fabulous large bathroom featuring rain shower and jacuzzi bath. Currently rented for £1725pcm till June 2024. Council Tax Band D, EPC Rating D. Auction Live till 15th of MARCH

## Auction Guide £180,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Modern Auction Method**

#### **Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

#### **Entrance Hall**

Laminate flooring, electric heater and door to bathroom and inner hall

#### **Inner Hall**

laminat flooring with staircase leading to storage area which has a low height restriction. Open through to

## Living/Kitchen

19'9" x 10'10"

Large arch window, Electric heater. The kitchen has wall and base units with oven, hob and extractor, dishwasher and breakfast bar

## Bedroom One

13'4" x 7'10"

High level window which gets it light from the living/kitchen. Electric heater

## Bedroom Two

13'6" x 8'9"

Window and electric heater

## Bedroom Three

13'6" x 6'6"

Window and electric heater

## Bathroom

Corner bath with shower attachment, wash hand basin and w.c. Tiled walls and floor.

## Additional Information

Lease 125 years from 1991

Service Charge £379pcm

Ground Rent Peppercorn

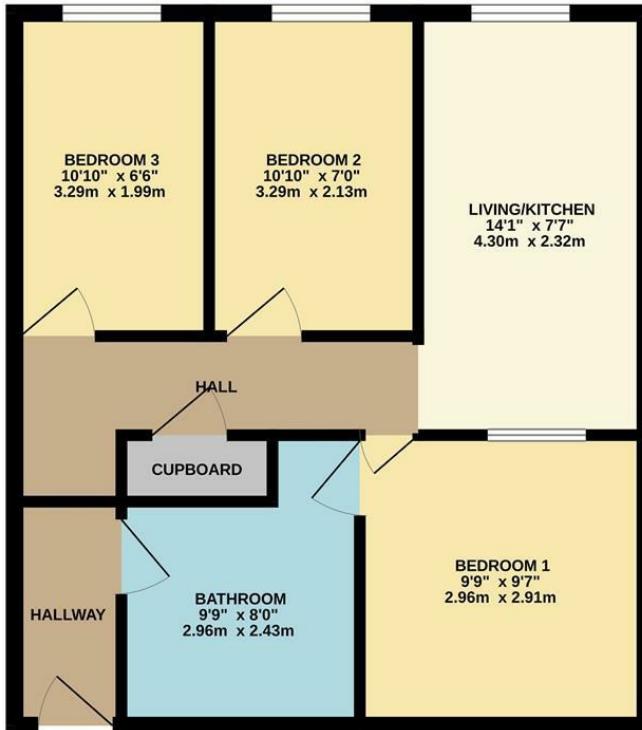
Building is managed by Steven Scanlan

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



GROUND FLOOR



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