



Apt 46, City Point 2, 156 Chapel Street Block B, Salford, M3 6ES

ALTHOUGH CASH BUYERS ARE REQUIRED, GOVERNMENT FUNDING HAS BEEN GRANTED, WORK TO COMMENCE IN 2022. CONTACT BRANCH FOR MORE INFO

First floor, one bedroom apartment located in the popular City Point 2 development, which is located only a stones throw from Spinningfields and a short walk to Salford University. Accommodation comprises of entrance hallway, open plan living room with modern fully fitted kitchen off. Good size double bedroom and stylish bathroom suite. No Chain. No Parking. Please note there are significant ongoing issues with Cladding and the property is sold as seen.
THIS PROPERTY WOULD RENT FOR £650 PCM.

£120,000

Viewing arrangements

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

Entrance Hallway

Entrance hall with storage cupboard with hot water tank. Electric heater. Doors to all other rooms

Living Area/Kitchen

17'10" x 11'0"
Open plan living/kitchen area. Double glazed window to side elevation. Kitchen has base units with circular sink unit and drainer. Oven, hob and extractor hood. Space for fridge/freezer. Electric heater and t.v point

Bedroom

14'4" x 11'2"
Fitted carpet. Double glazed window to side elevation. Wall mounted electric heater.

Bathroom

White three piece bathroom suite with panel bath with mixer shower over. Low level WC and pedestal basin.

Additional Information

Service Charge: £904.86 per annum
Ground Rent: £150 per annum
Lease: 125 years from 2002

Disclaimer

IMPORTANT NOTE TO PURCHASERS: 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	81	82
(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	77	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





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.

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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

