



Apt 2 15 Piccadilly, Piccadilly Gardens, Manchester, M1 1LT

This 2nd floor one bedroom apartment is located in the heart of Piccadilly Gardens and is a 5 minute walk to Piccadilly Station. Entrance hall, spacious living room and comfortable kitchen. There is a double bedroom and three piece bathroom suite. Double and triple glazed windows. High ceilings. Small selective development. EPC Rating E. Owner Occupiers only.

Price Guide £170,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

High ceiling and engineered Oak flooring. Cupboard for storage. Access to Bedroom, bathroom and -

Living Room

18'0" x 14'7"

Four double glazed sash windows, engineered Oak flooring. Feature brick fireplace which would house an electric style fire. High ceilings, open to

Kitchen

8'8" x 8'8"

Two double glazed windows. Wall and base units with one and a half sink unit, oven, hob and extractor, plumbing for washing machine. Part tiled splash back. Cupboard housing hot water system. Engineered Oak flooring.

Bedroom

14'11" x 8'2"

Triple glazed window. Engineered Oak flooring. Steps lead down to the bedroom area. Electric heater

Bathroom

7'5" x 5'6"

Three piece white suite with electric shower over the bath and shower attachment. Wash hand basin and w.c. Electric wall heater. Engineered Oak flooring.

Additional Information

Service Charges £3404.88p pa

Lease 189 Years from 2000.

Ground Rent Zero

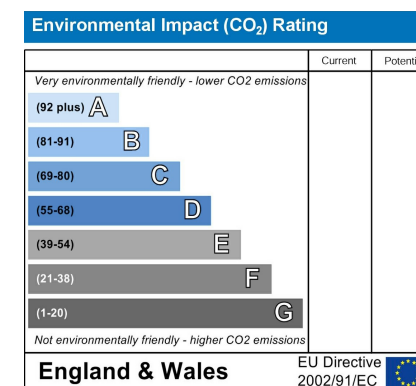
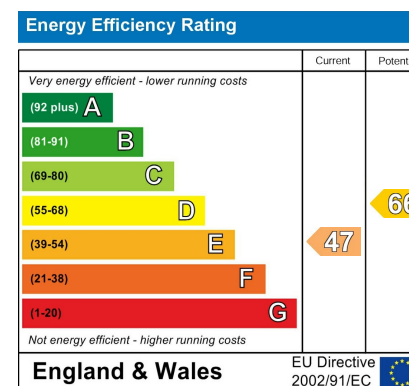
Building Managed by Guinness Partnership

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

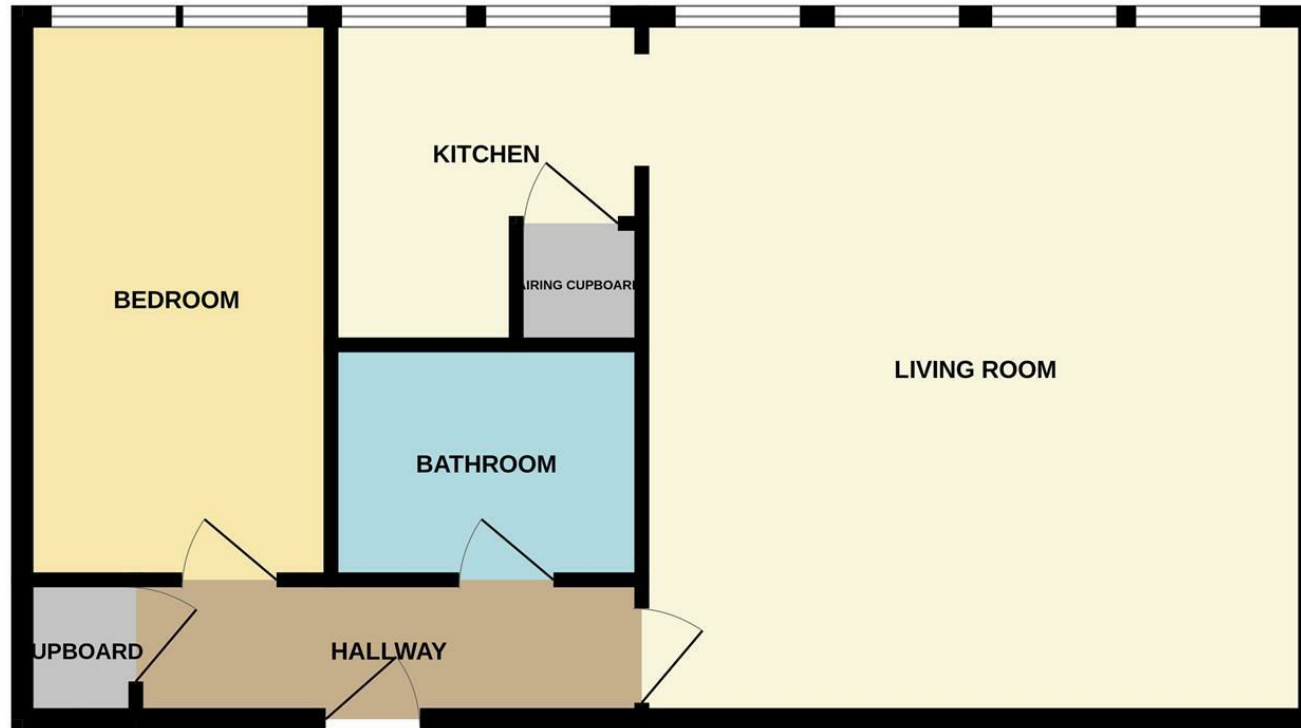
Disclaimer

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 were 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.





GROUND FLOOR



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

