



# Apt 4 20 Southern Street, Manchester, M3 4NJ

## Notice Of Offer

Property Address Apt 4 20 Southern Street, Manchester, M3 4NJ.

We advise that an offer has been made for the above property in the sum of £145,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 245 Deansgate Manchester M3 4EN

Agents Telephone Number: 0161 833 9499

Jordan Fishwick are pleased to offer for sale this TWO BEDROOM apartment on Southern Street, just a stones throw away from Deansgate and Spinningfields. The apartment needs some freshening up throughout but this gives the lucky buyer the chance to put their own stamp on the apartment. The apartment briefly comprises of: entrance hallway with airing cupboard housing water tank and washing machine, open plan kitchen/diner and living room with juliet balcony, one double bedroom, one box room which would be perfect for a study room, and a well appointed family bathroom. STAIRS TO ALL FLOORS. NO ONWARD CHAIN. Due To The Size of Building, an EWS1 is not Required. (Management Company Confirmed)

## Price £130,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

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

### Entrance Hall

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

### Living Room/Kitchen

22'9" x 13'2"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer and dishwasher. Vinyl flooring. Spotlights. Wall mounted heater. Storage cupboard housing water tank and washing machine. Juliet balcony. Vinyl flooring. Spotlights and ceiling lights. Wall mounted heater. TV and telephone point.

### Bedroom One

14'8" max x 9'1"

Carpet. Spotlights. Wall mounted heater.

### Bedroom Two

7'4" max x 6'9"

Carpet. Spotlights. Wall mounted heater. TV point.

### Bathroom

Fully tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Spotlights.

### Additional Information

Service Charges: £1403 per annum

Ground Rent: £250 per annum  
Lease: 125 years from 1 January 2006  
Council Tax Band C  
Management Company: Dempsters

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 <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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



2ND FLOOR



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

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