



TUSCANY HOUSE

DICKINSON STREET



# Apt 35 Tuscany House, 19 Dickinson Street, Manchester, M1 4LX

Jordan Fishwick presents this two bedroom apartment found on the 6th floor in the Tuscany house which is located between Oxford Rd and Princess St and is tucked away on a quiet side street. Briefly comprising of an entrance hallway, separate living room, separate fitted kitchen with fridge/freezer, oven and hob, two double bedrooms with master en-suite. Three piece bathroom suite. No parking. Mortgage Buyers Welcome. EWS-1 Rating B1 Photographs were taken prior to tenants moving in.

## Price £230,000

### Viewing arrangements

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

#### The Building

Situated in a desirable area of Manchester, Tuscany House is close to local amenities, transport links, and the vibrant culture that the city has to offer. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat presents an excellent opportunity to enjoy city living in a stylish and comfortable environment.

#### Kitchen

6'4" x 10'9"

Wall and base units with complimentary kitchen worktop, tiled splashback, integrated fridge/freezer, hob/oven and extractor fan.

#### Lounge

15'3" x 16'5"

Spacious lounge with laminate flooring, electric heater, spot lighting, UVC window., electrical power sockets, T.V access points.

#### Bedroom One

7'3" x 19'11"

Fitted carpet, spot lighting, UPVC window, electric heater, electrical power sockets, access to en-suite.

#### En-Suite

7'1" x 5'9"

En-closed shower cubicle with shower attachment and mixer, part tiled, low level w.c, hand wash basin, extractor fan, spot lighting.

#### Bedroom Two

10'1" x 16'0"

Fitted carpet, spot lighting, UPVC window, electric heater, electrical power sockets.

#### Bathroom

9'4" x 5'2"

Part tiled bathroom, laminate flooring, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting.

### Additional Information

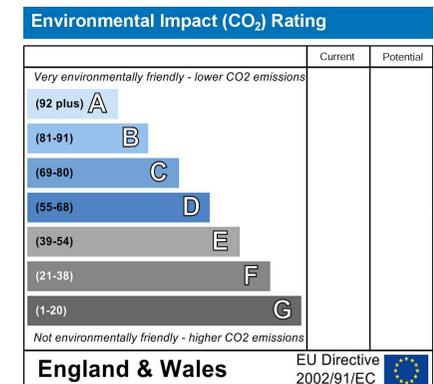
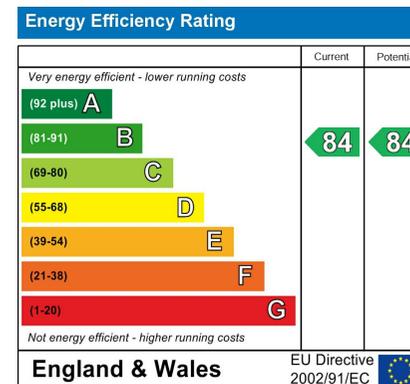
Annual Service Charge- £2,763.24  
 Ground Rent- Pepper Corn  
 Leasehold- 999 years from 2000  
 Council Tax Band- D  
 EPC - C  
 BLOCK MANAGEMENT : Zenith

### 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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