



# Apt 39, Piccadilly Lofts, 70 Dale Street, Piccadilly, Manchester, M1 2PE

EWS1 Available/Mortgage Buyers Invited!

Jordan Fishwick are pleased to offer for sale this third floor two double bedroom apartment located near Piccadilly Station and Northern Quarter. The accommodation comprises of entrance hall with storage, spacious living room with laminate flooring, open to the attractive kitchen. Master bedroom with en-suite shower room, second double bedroom and a well appointed bathroom suite with shower attachment and tiled walls. NO CHAIN.

## Price £225,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hallway**

Laminate flooring, Storage cup with hot water system.

### **Living Room**

17'9" x 16'0"

Double glazed window. High ceilings with exposed beams. Laminate flooring, t.v point and electric wall heater. Open to the kitchen.

### **Kitchen**

9'7" x 8'2"

White and stainless steel wall and base units, sink unit, oven, hob and extractor hood. Fridge/freezer and washer/dryer. Part tiled walls

### **Master Bedroom**

11'0" x 9'3"

Double glazed window, electric wall heater.

### **En suite**

Corner shower cubicle, wash hand basin and W.C. Shaver point and extractor fan

### **Bedroom Two**

14'2" x 9'3"

Obscure glazed window to inner void. Electric heater.

### **Bathroom**

Three piece bathroom suite with shower attachment, wash hand basin, w.c shaver point and heated towel rail. Part tiled walls

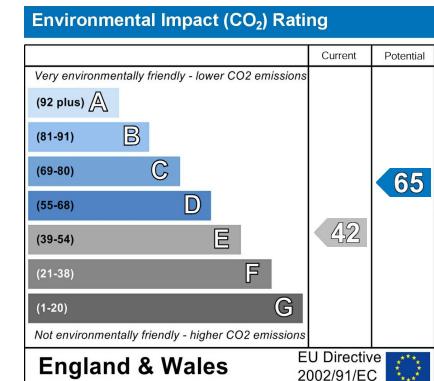
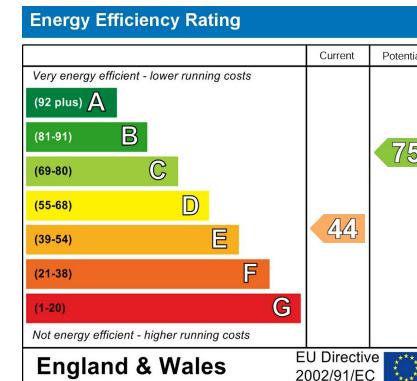
## Additional Information

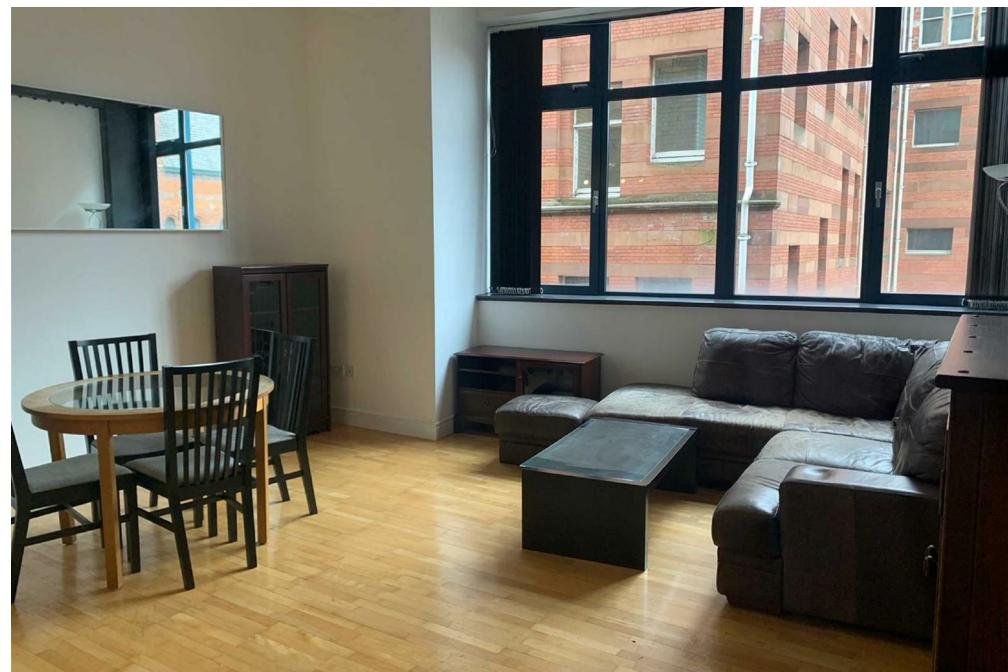
Council Tax Band D

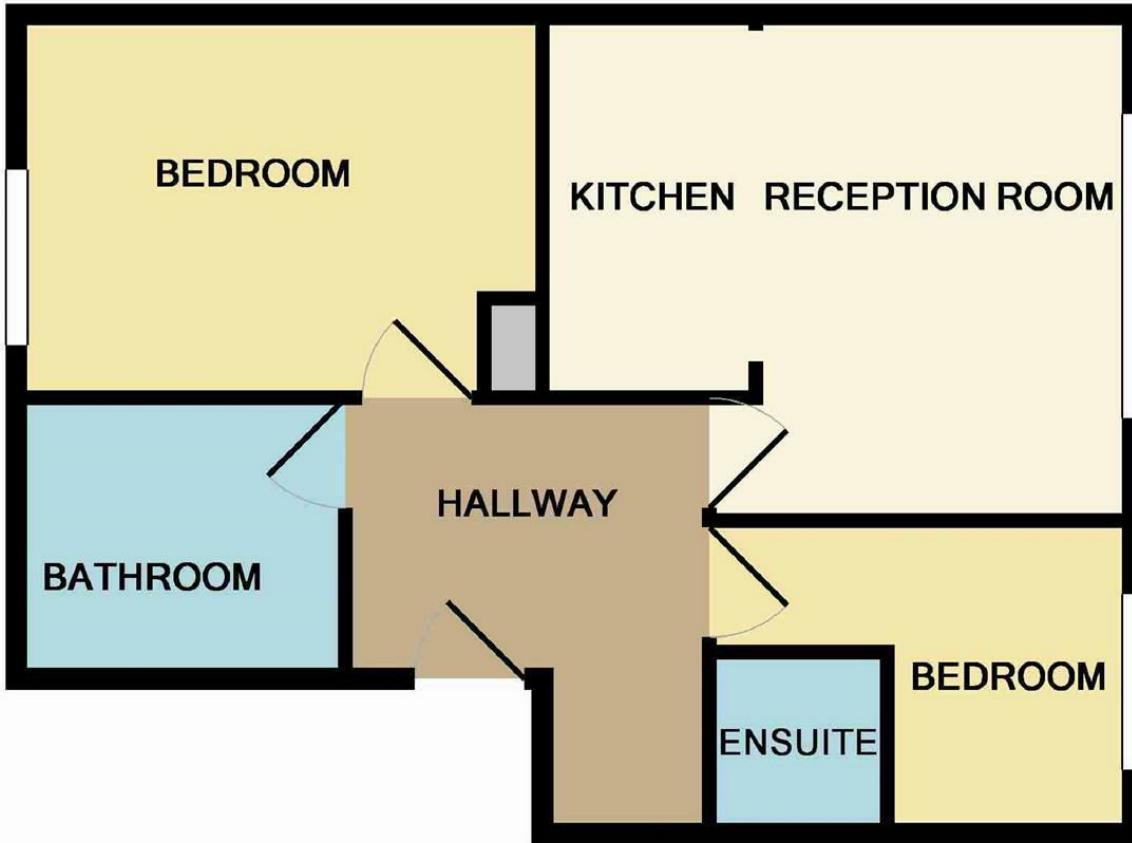
Service charges - £607 per quarter

Ground rent - TBC

Lease - 125 years from 2001







Measurements are approximate. Not to scale. Illustrative purposes only  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

