



Apt 212 The Base, Arundel Street, Castlefield, Manchester, M15 4JP

Jordan Fishwick are pleased to offer for sale this nicely presented two bedroom second floor apartment in The Base development by Dandara. Within walking distance to the city centre this spacious property is ideal for a young professional or couple looking for a high specification interior with a great location. Two bedrooms, second bedroom has sliding door in to the living room. Fitted kitchen with appliances, luxury bathroom suite with shower attachment. Secure parking included. NO ONWARD CHAIN.

MORTGAGE BUYERS INVITED - Government funding is in place for the cladding. Works due to be completed by March 2024.

Price £195,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Spotlights. Access to all rooms.

Living Room/Kitchen

21'4" x 15'10"

Range of wall and base units with complimentary worktops over. Integrated fridge with freezer box and dishwasher. Cooker with hob and extractor over. Wooden flooring. Spotlights. Wall mounted electric heater.

Bedroom One

11'7" x 10'9"

Fitted carpet. Spotlights. Wall mounted electric heater.

Bedroom Two

9'7" x 6'10"

Fitted carpet. Spotlights. Wall mounted electric heater. Sliding door to living room.

Bathroom

Low level w/c. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Cupboard housing washing machine.

Externally

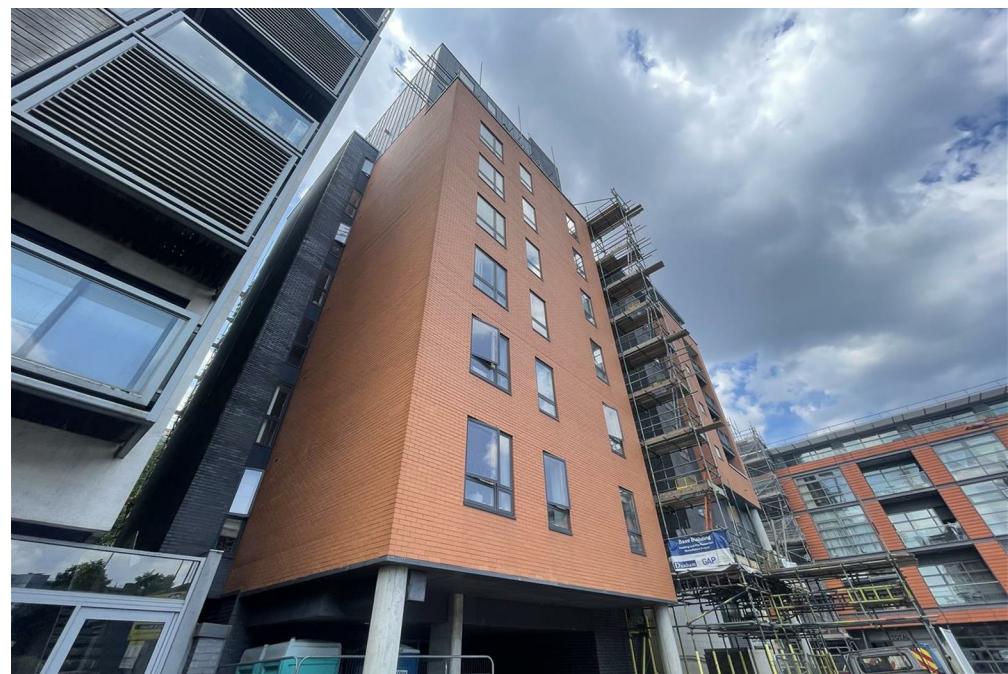
Lifts to all floors. Parking included. Communal courtyard. Secure post room.

Additional Information

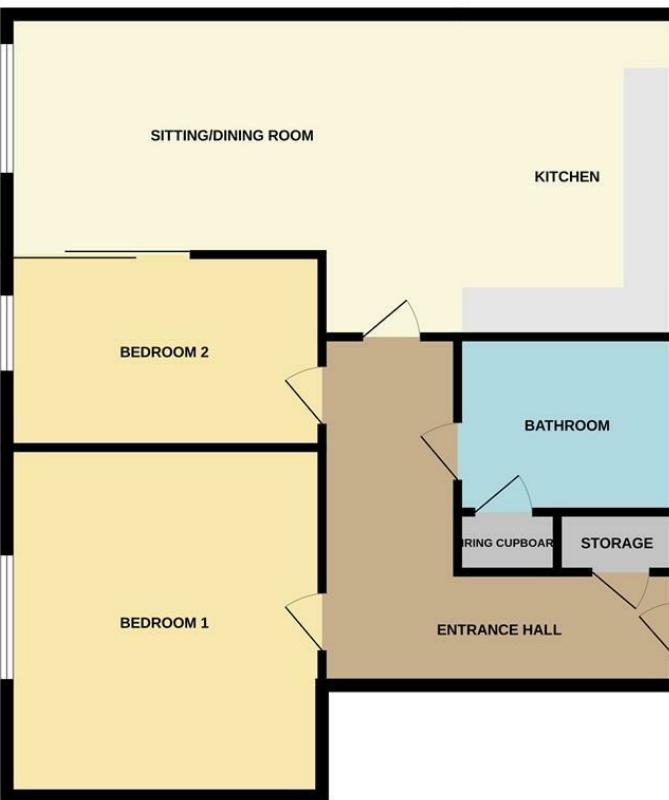
Service charges - £145 per month
 Ground rent - £302 per annum
 Lease - 125 years from 1 January 2003
 Management company - Stevenson Whyte

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



2ND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



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

