



# Apt 1 Premier Point, 9 Barton Street, Manchester, M3 4NN

Video Link...<https://www.youtube.com/watch?v=5LkAVJSu-9k>

Jordan Fishwick are pleased to offer this well presented TWO BEDROOM ground floor apartment that is tucked away on a side street, just a stones throw away from Deansgate and Castlefield. The apartment is ideally located close to Deansgate tram/train station and offers easy access to all that the city centre has to offer. The apart has secure entry, entrance hall with storage, open plan living room/kitchen, two double bedrooms and a well appointed family bathroom. Double glazing and electric heaters. EPC rating C.

## £180,000

### **Viewing arrangements**

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

### **Entrance Hall**

Wood effect flooring. Utility cupboard. Access to all rooms.  
Wall mounted electric heater.

### **Living Room/Kitchen**

20'9" x 7'4"  
Range of wall and base units with worktops over. Oven with hob and extractor over. Sink with mixer tap. Space for fridge/freezer and slimline dishwasher. Breakfast bar area. Spotlights. Wood effect flooring in the living room. Ceiling light.

### **Bedroom One**

16'4" x 9'4"  
Fitted carpet. Ceiling light. Wall mounted electric heater.

### **Bedroom Two**

11'0" x 10'11"  
Fitted carpet. Ceiling light. Wall mounted electric heater.

### **Bathroom**

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

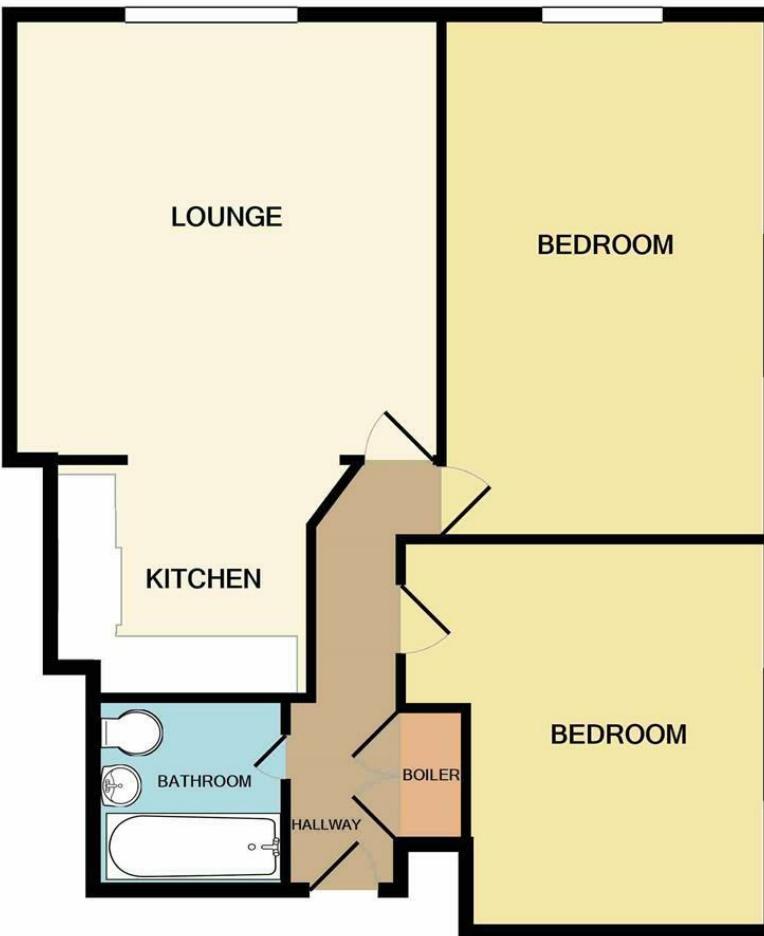
### **Additional Information**

Service charges - £2200 per annum  
Ground rent - £250 per annum  
Lease - 125 years from 2006  
Management company - Fords Management Company

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Measurements are approximate. Not to scale. Illustrative purposes only  
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