



Apt 21 113 Newton Street, Northern Quarter, Manchester, M1 1AE

Jordan Fishwick are delighted to bring to the market this top floor three bedroom duplex apartment with a secure allocated parking space. Located right in the heart of the Northern Quarter, this apartment is perfect for those wanting all amenities on there doorstep. Accommodation comprises of entrance hallway, open plan living room with Juliet balcony and modern fully kitchen off with integrated appliances. The master bedroom is a mezzanine over the living room and there a further two bedrooms off the hallway, one of which is a single bedroom. There is also a modernised shower room off the hallway. Externally there is a allocated parking space, and lifts to all floors. NO ONWARD CHAIN.

Offers In Excess Of £300,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Laminate flooring, fuse box, doors leading to living room, shower room and bedroom two and three.

Living Room

14'8" x 13'3"

Laminate flooring, wall mounted electric heater, video intercom entry system, television and telephone connection point. Stairs to mezzanine master bedroom.

Kitchen

10'6" x 9'11"

Modern fully fitted kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Integrated fridge and freezer. Built in electric oven,

ceramic hob and stainless steel extractor. Double glazed window. Stainless steel sink with mixer tap over. Built in washing machine.

Mezzanine Master Bedroom

14'9" x 9'9"

Fitted carpet, sloped ceiling, wooden beams, wall mounted electric heater.

Shower room

Upgraded shower room. Shower cubical with walk in shower, back to wall WC, semi pedestal basin. Large Vanity mirror. Storage cupboard.

Bedroom Two

8'5" x 14'2"

Fitted carpet, double height ceiling, wooden beams, double glazed window. Wall mounted heater.

Bedroom Three

8'0" x 8'4"

Single bedroom, fitted carpet, double glazed window, wall mounted electric heater. Fitted wardrobe.

Externally

This property comes with a allocated secure parking space.

Additional Information

Service Charge £181 per month

Ground Rent : Peppercorn

Lease: The lease is 999 years from 1 November 2003.

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	1	1
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		
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Measurements are approximate. Not to scale. Illustrative purposes only
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