FOR SALE VIA AUCTION.
jordan fishwick

Apt 305 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

AVAILABLE VIA MODERN AUCTION. Auction date - TBC

EWS1 IN PLACE. Welcome to Emmeline Tower, a modern apartment located at 17 Dalton Street in the vibrant city of Manchester. This delightful one-bedroom apartment offers a comfortable living space, perfect for individuals or couples seeking a stylish urban retreat.
Spanning an impressive 581 square feet, the apartment features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bedroom is generously sized, ensuring a peaceful haven for rest. The bathroom is contemporary and functional, catering to all your daily needs.

Price £80,000

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

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Access to all rooms. Wooden flooring. Ceiling light.

Living Room/Kitchen

23'6" x 14'1"
Range of wall and base units with complimentary worktops over. Cooker with hob and extractor over. Space for

fridge/freezer. Cupboard housing washing machine. Sink with mixer tap. Wooden flooring. Ceiling light. Wall mounted electric heaters.

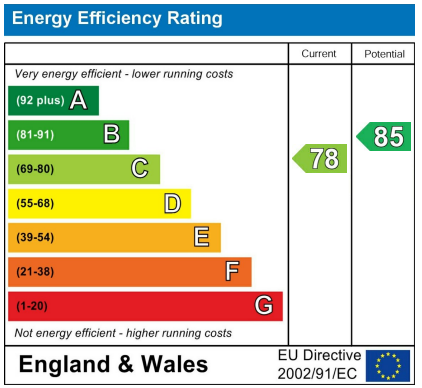
Bedroom
6'7" x 9'1"
Fitted carpet. Ceiling light. Wall mounted electric heater.

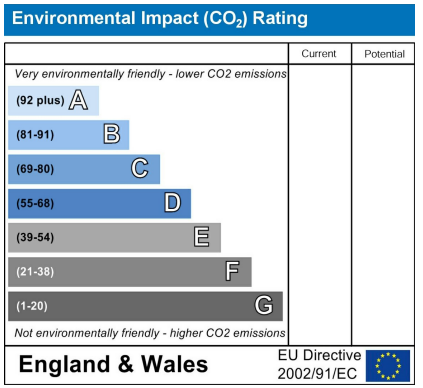
Bathroom
Bath with mixer shower over. Sink with mixer tap. Low level W.C. Heated towel rail.

Externally
Parking. Bike storage. Lifts to all floors.

Additional Information
Service charges - £2,876 with RMG management group
per quarter: £719
Ground rent - £335 per annum
Lease - 250 years from 2005
Council Tax Band A

Agent Note
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.





THIRD FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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