
jordan fishwick

Apt 91 Northern Angel, 15 Dyche Street, Manchester, M4 4DS

We are pleased to have for sale this two bedroom apartment found on the 4th floor of the Northern Angel development Manchester. The property comprises of a modern kitchen with integrated appliances, lounge with access to a balcony. Two double bedrooms with the master including an en-suite, there is also a spacious family sized bathroom with contemporary fixtures and fittings. Parking Included. EWS-1 B1 Rating. Mortgage Buyers Welcome.

Asking Price £199,000

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

Entrance Hallway
Leads to all rooms, storage with hot water tank.

Kitchen
7'1" x 11'10"
Rang of wall and base units with complimentary kitchen worktop, integrated appliances, fridge / freezer , oven / hob, extractor fan, plumbing for a washing machine.

Lounge
11'0" x 9'3"
Wooden laminate flooring, spot lighting, electric heater, T.V access points, access to the balcony.

Bedroom One
7'10" x 13'3"
Fitted carpets, UPVC window, electrical power sockets, electrical heating.

En-Suite
5'8" x 4'11"
Shower cubicle with shower attachment and mixer, part tiled, low level w.c, hand wash basin, extractor fan. heated towel rail.

Bathroom
6'7" x 8'10"
Part tiled bathroom, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, fitted mirror, heated towel rail.

Bedroom Two
17'5" x 7'1"
Fitted carpets, fitted wardrobe, UPVC window, electrical power sockets, electrical heating, access to the en-suite.

Externally
Gated Parking Space Included. Balcony accessed through lounge.

Additional Information

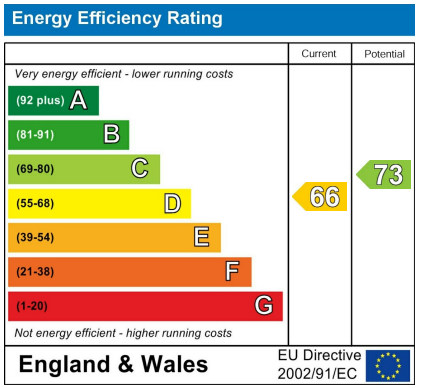
Service Charge- £1,890.96 PA
Ground Rent- £169.45 pa
Lease- 250 years from 2007
EPC- D
Council Tax- D
Managing Agent- Realty

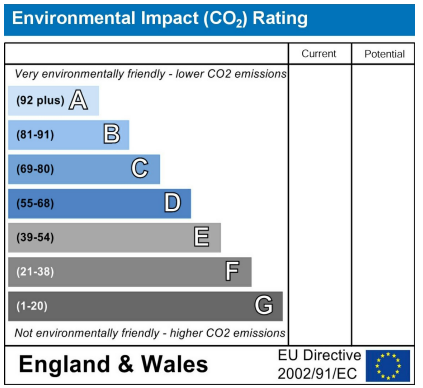
Agents Notes

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.



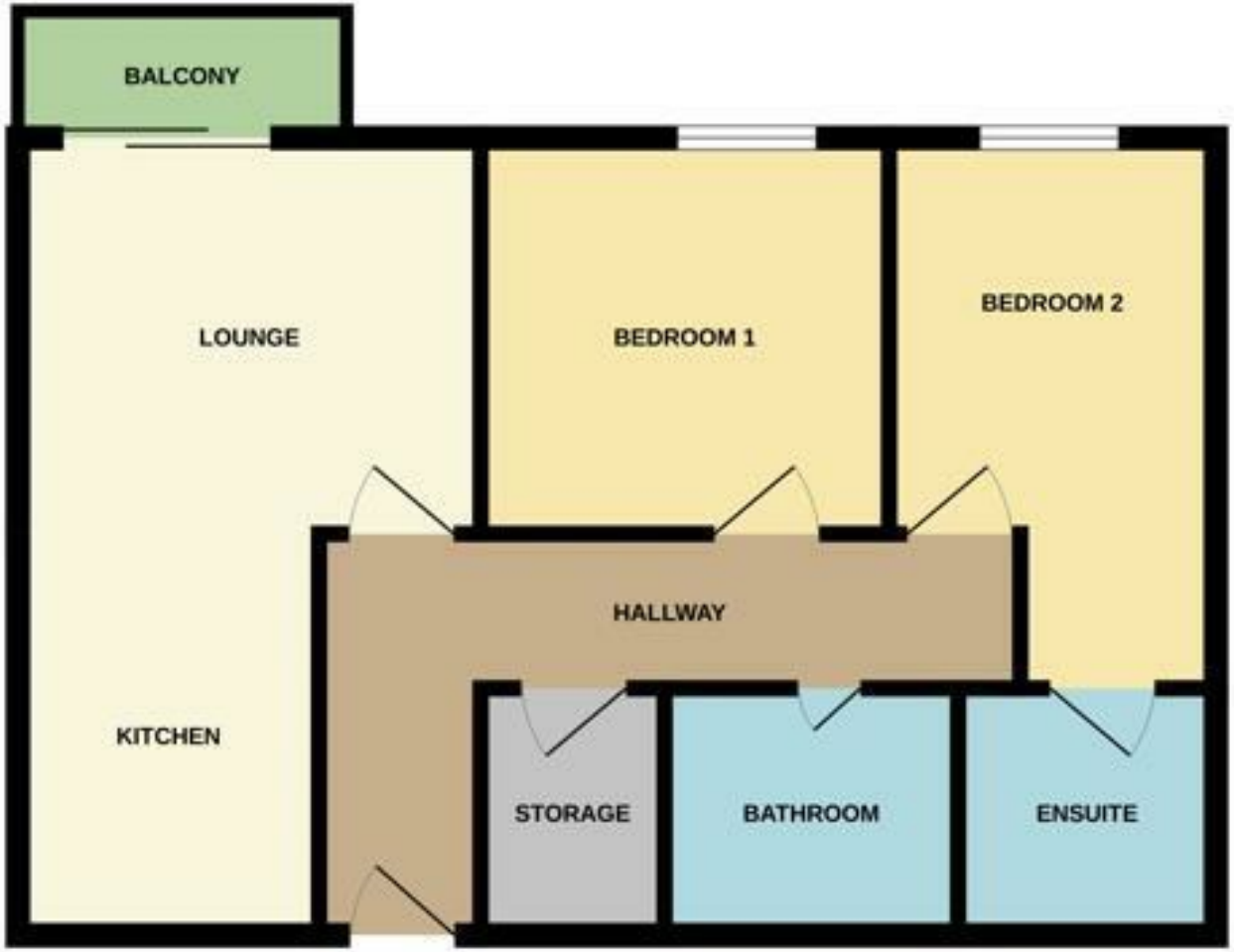












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