



Flat 7, 88 Great Bridgewater Street, Manchester, M1 5JW

We are pleased to have for sale this two bedroom apartment located on the second floor of Great Bridgewater Street. This well presented property comprises of an entrance hallway, spacious lounge with a south facing balcony, kitchen with integrated appliances., two double bedrooms, modern family sized bathroom. The property also benefits from having allocated parking. MORTGAGE BUYERS WELCOME.

Offers Around £235,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Solid oak flooring, intercom, hot water storage with plumbing for washing machine.

Kitchen

7'1" x 11'0"

Accessed through the lounge, there is a range of wall and base units with complimentary kitchen worktop, integrated oven/ hob, dishwasher and extractor fan, stainless steel sink with mixer, tiled splash back.

Lounge

11'7" x 15'10"

Solid oak flooring, electrical power sockets, electric heater, spot lighting, access to the balcony.

Bathroom

8'7" x 6'7"

Bath and shower attachment over with glass shower screen, low level W.C, hand wash basin with mixer tap, towel rail, tiled walls, tiled flooring, extractor and spotlights. Additional storage cupboard. Double glazed UPVC window.

Bedroom One

12'4" x 9'1"

Solid oak flooring, electrical heater, electric power sockets, spot lighting, double glazed UPVC window.

Bedroom Two

Solid oak flooring, electrical heater, electric power sockets, spot lighting, double glazed UPVC window.

Externally

South facing balcony accessed through lounge. Allocated parking.

Additional Information

Service Charge - £2,527.00

Ground Rent- £87.00

Leasehold- 150 years from 1998

Council Tax Band- C

EPC Rating - D

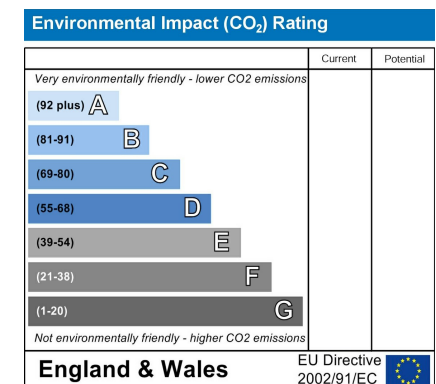
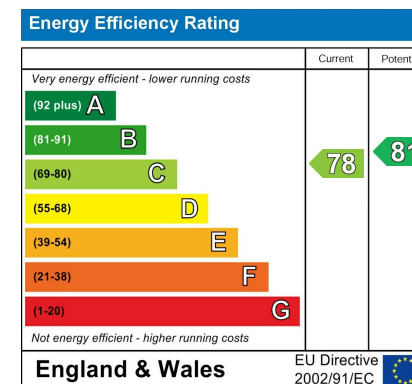
Management Company - Casserly Property Management

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 were 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.







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

