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# Apt 506 Rossetti Place, Lower Byrom Street, Manchester, M3 4AN

\*AVAILABLE VIA MODERN AUCTION.\* Auction date - TBC

Jordan Fishwick are pleased to offer for sale this stunning ONE BEDROM fifth floor apartment located in Rossetti Place, a premium development just on the outskirts of Spinningfields. The apartment is well presented throughout and offers a sunny balcony with fantastic views of St Johns Gardens and the new skyscrapers at Deansgate Square. The apartment has plenty of storage space with two cupboards in the hallway, a large open plan kitchen/living space, and master bedrooms with wardrobes installed ready for the next occupier. Well appointed tiled bathroom suite. Lifts to all floors and concierge. NO ONWARD CHAIN. VACANT.

\*We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss\*.

## By Auction £140,000

### 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 Hallway

Wooden flooring. 2 X Storage cupboards. Spotlights.

### Living Room

16'10" x 10'7"

Wooden flooring. Ceiling lights. TV/Telephone point. Wall mounted electric heater.

## Kitchen

8'9" x 6'10"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Sink with mixer tap.

## Bedroom

16'9" x 8'1"

Fitted carpet. Ceiling lights. Wall mounted electric heater.

## Bathroom

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

## Externally

Lifts to all floors. Concierge.

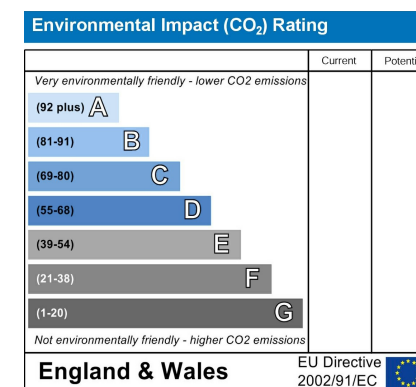
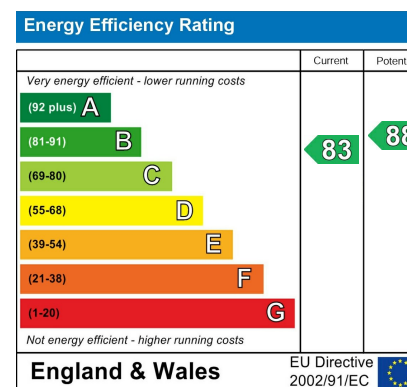
## Additional Information

Service charge - £977.91 Per Quarter

Ground rent - £250 per annum

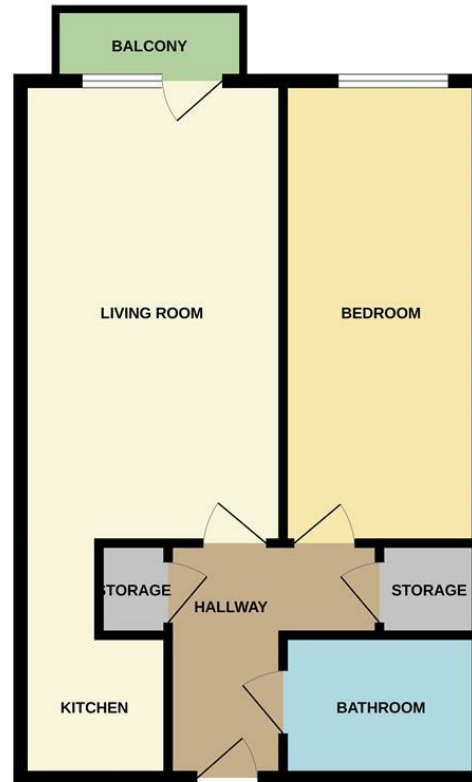
Lease - 150 years (less 3 days) from 31 May 2003

Council Tax Band C





GROUND FLOOR



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

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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

