



jordan fishwick

Apt 10 Fusion Core 3, 14 Middlewood Street, Salford, M5 4LW

EWS1 IN PLACE.

A generous 3rd fourth floor TWO BEDROOM apartment set within George Wimpey's Fusion development just 10 - 15 minutes walk from Manchester City centre. Accommodation comprises of entrance hallway, living area with Juliet balcony, door leading to modern kitchen with integrated appliances. Two bedrooms, and stylish three piece bathroom suite. This apartment is ideal for those wanting easy access to the Manchester ring road but within short walking distance to the city centre. NO ONWARD CHAIN.

Price £140,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate flooring, cupboard housing hot water system.

Living Room

13'7" x 12'10"

Upvc double doors to Juliet balcony. Laminate flooring and electric.

Kitchen

8'9" x 8'1"

Wall and base unit with stainless steel sink unit, oven, hob and extractor. Tiled floor and part tiled walls.

Bedroom One

13'6" x 8'5"

Upvc double doors to Juliet balcony. Laminate flooring and electric.

Bedroom Two

8'7" x 7'1"

Upvc double glazed window and heater

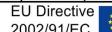
Bathroom

9'2" x 5'11"

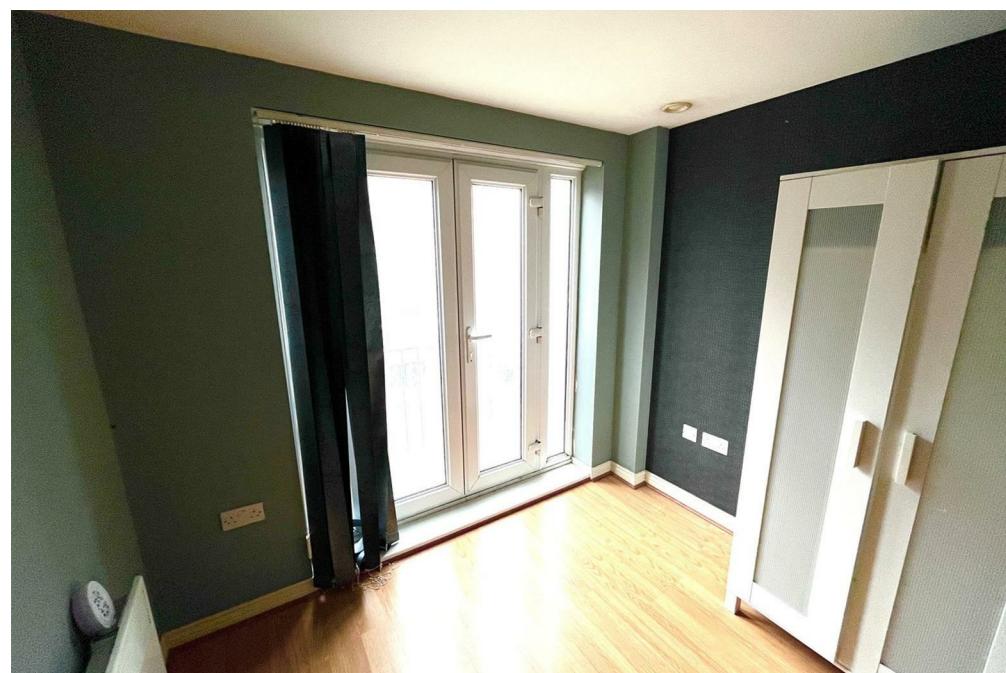
Three piece white suite with shower attachment, w.c and wash hand basin. Part tiled walls, tiled floor and heated towel rail.

Additional Information

Service Charge TBC
Ground Rent: £275 per annum
Lease: 150 years from 2004
Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

