



Flat 12 Fairfield Court, 78 Daisy Bank Road, Manchester, M14 5GL

This ground floor spacious one bedroom apartment is located in Victoria Park, a well known student and first time buyer area. Entrance hall, good size living room, separate kitchen, three piece bathroom suite and storage cupboard. Double glazed windows. Residents have the right to park on-site subject to a space being available. No Chain. EPC Rating D. Council Tax Band A.

Offers Over £120,000

Viewing arrangements

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

Entrance Hall

Access to all rooms

Living Room

16'6 x 11'5

Double glazed window and laminate flooring

Kitchen

15'8" x 6'6"

Double glazed window. Wall and base units, space for a table. Sink unit

Bedroom

11'5" x 11'1"

Double glazed window.

Bathroom

8'2" x 5'4"

Double glazed window. Three piece suite with electric shower.

Externally

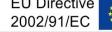
No allocated parking is organised by the management but each apartment has the right to park onsite, subject to a space.

Additional Information

Service Charges Approx £1300pa

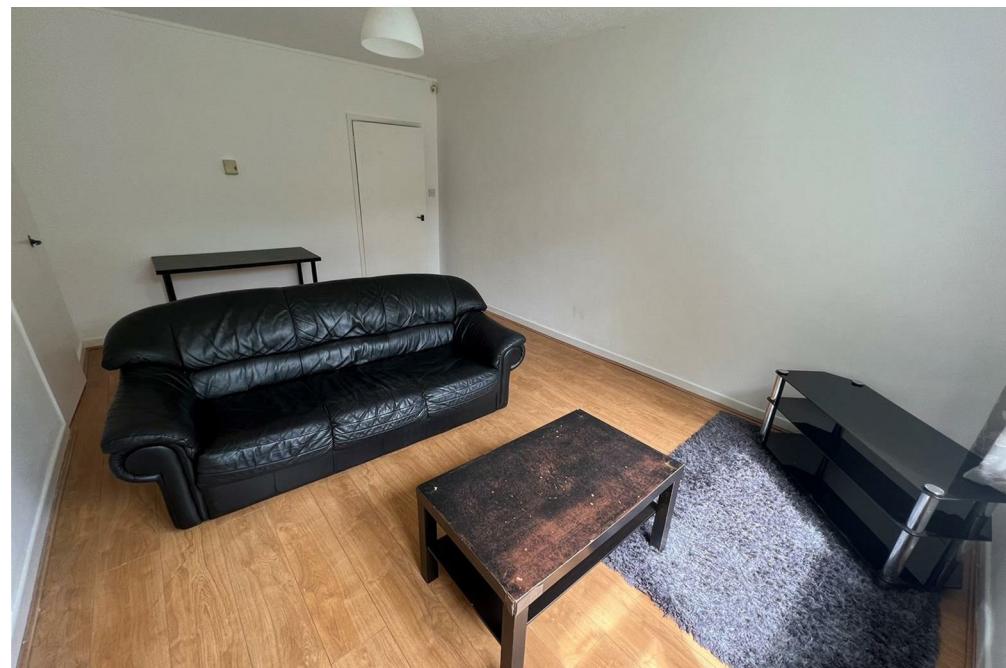
Lease 215 Years from 1969

Ground Rent £35pa TBC

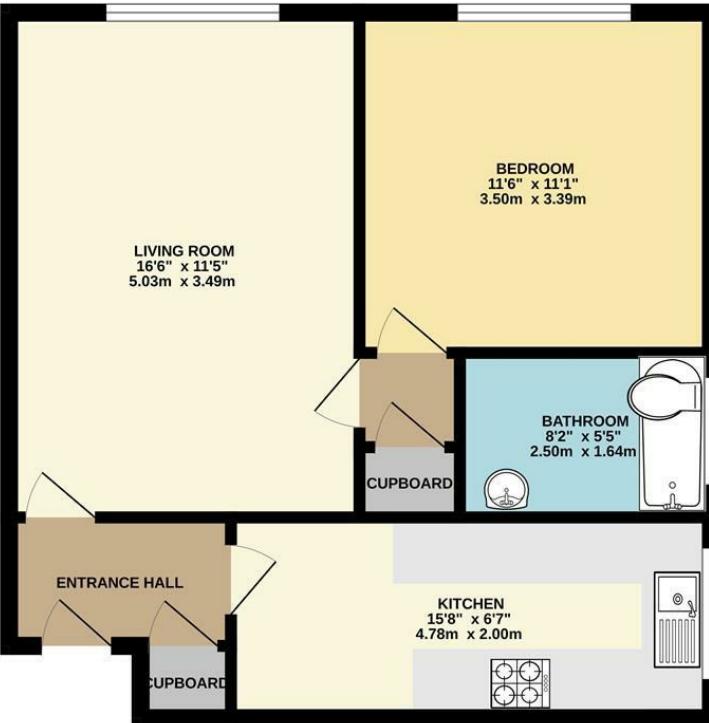
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

Email: manchester@jordanfishwick.co.uk



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq ft. (48.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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