





# Apt 19 Montana House, 136 Princess Street, Manchester, M1 7AF

\*AVAILABLE VIA MODERN AUCTION.\* Auction Live

Jordan Fishwick are pleased to offer this Two bedroom apartment found on the third floor of the Montana House building on princess street, Manchester. The property comprises of an open plan kitchen and lounge with integrated appliances, two well sized bedrooms and a modern bathroom. NO ONWARD CHAIN.

## Auction Guide £130,000

### 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.

### The Building

The apartment's location on Princess Street places you within easy reach of Manchester's bustling city centre, with an array of shops, restaurants, and cultural attractions just a stone's throw away.

Whether you are drawn to the vibrant lifestyle that Manchester offers or simply seeking a cosy retreat in the city, Montana House presents an excellent opportunity. With its appealing features and prime location, this apartment is not to be missed. We invite you to explore the potential of this lovely home and envision your future in this dynamic urban setting.

### Kitchen / Lounge

20'5" x 9'10"

Open Plan Kitchen and Lounge, Range of wall and base units with complimentary worktop, integrated hob/oven, electrical power sockets, laminate flooring, spot lighting.

### Bedroom One

13'9" x 7'0"

Fitted Carpets, Double Glazed Window, Electrical Power Sockets, Spot Lighting.

### Bedroom Two

8'8" x 17'3"

Spacious Master Bedroom, Fitted Carpets, Double Glazed Window, Electrical Power Sockets, Spot Lighting.

### Bathroom

8'5" x 7'3"

Part Tiled Bathroom, Hand Wash Basin, WC, Bath with Shower Attachment and Mixer, Water tank is also found in the storage room.

### Additional information

125 years (less 10 days) from 24th June 2002

Service Charge: £2,679.00

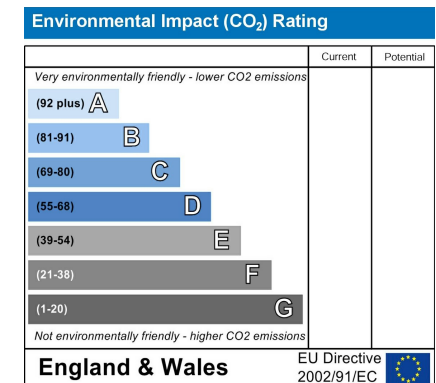
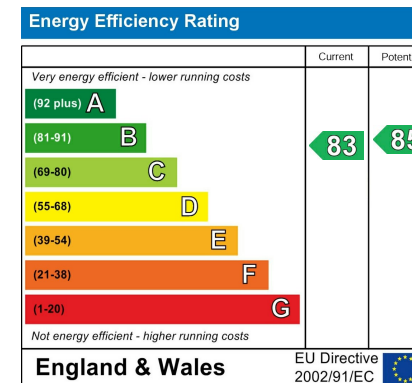
Ground Rent: £100.00

Council Tax band - C

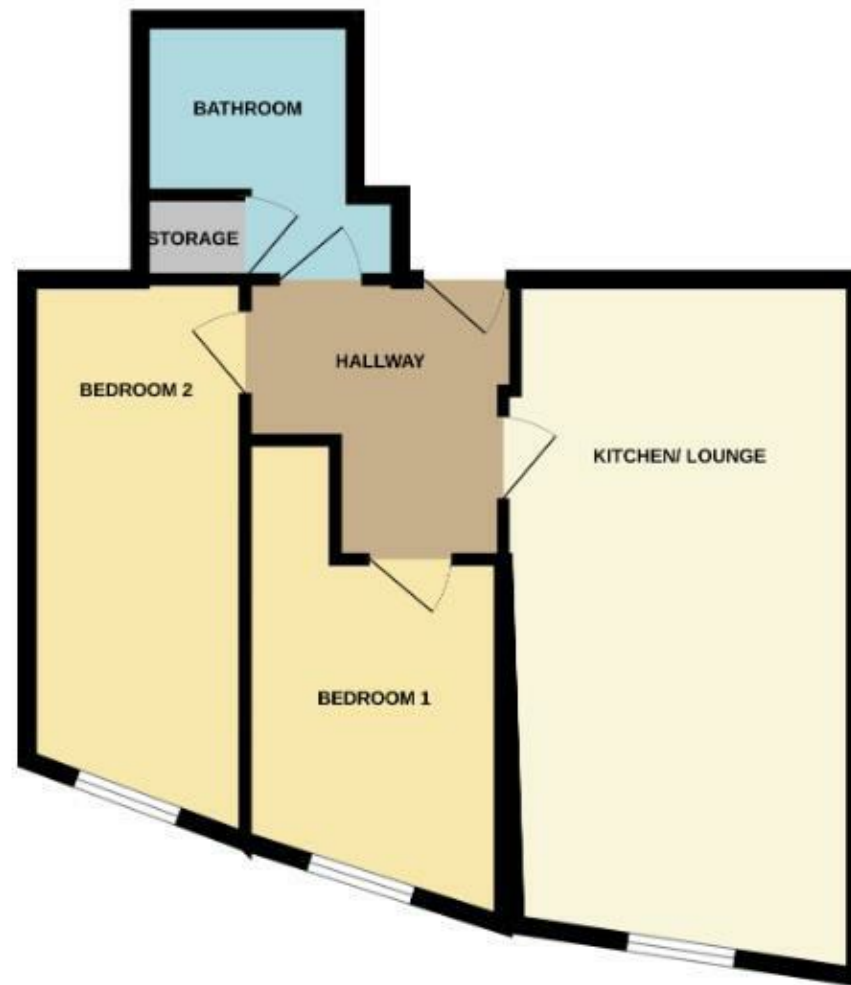
EPC Rating-B

### 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.







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