



Apt 406 Fairbairn Building, 55 Henry Street, Ancoats, Manchester, M4 5DH

Jordan Fishwick are pleased to have for sale this one-bedroom apartment located on the 4th floor of the Fairburn Development in Ancoats. The property briefly comprises of an entrance hall, family sized bathroom, open plan kitchen with integrated appliances, quirky shaped bedroom. Allocated parking space in the building. No Chain.

Asking Price £185,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Building

Situated in a lively area, this apartment benefits from easy access to local amenities, including shops, cafes, and public transport links, allowing you to explore all that Manchester has to offer. Whether you are a first-time buyer or looking to invest in a rental property, this apartment presents a fantastic opportunity to enjoy city living at its finest.

Kitchen

7'3" x 7'9"

Range of wall and base units with complimentary worktop with integrated oven / hob, under cabinet lighting, fridge / freezer.

Lounge

13'3" x 19'10"

Open plan lounge with laminate flooring, spot lighting, electrical heater, wooden framed double glazed window.

Bedroom

18'1" x 9'1"

Spacious layout, laminate flooring, wooden framed double-glazed window, electrical heater, fitted wardrobe, spot lighting, electrical power sockets.

Bathroom

6'1" x 7'9"

Part tiled bathroom, glass shower screen, rain attachment with mixer, heated chrome towel rail, spot lighting.

Additional Information

Service charges - £2,452.04

Ground rent - £175.00

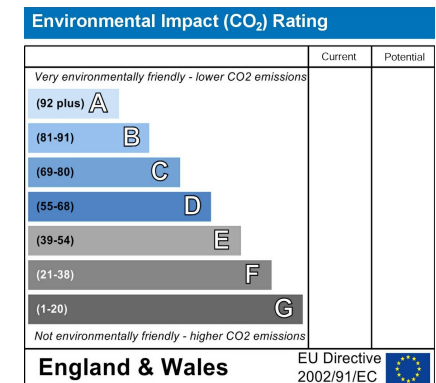
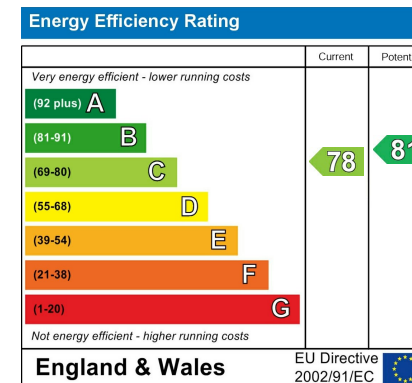
Lease - 150 years from 2004

Council Tax Band-B

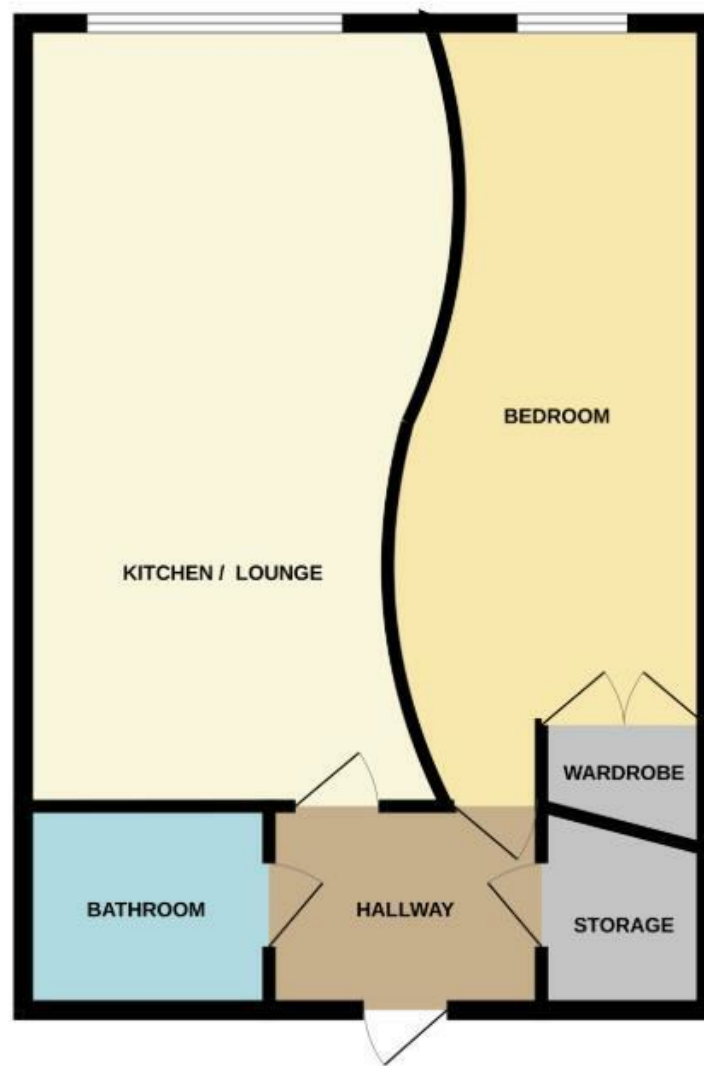
EPC Rating - C

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.







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

