



# Apt 45 15 Jutland House, Jutland Street, Manchester, M1 2BE

Jordan Fishwick are pleased to have for sale this well presented two bedroom apartment, found on the fifth floor of Jutland house, Piccadilly. Upon entering you are welcomed into a spacious open plan kitchen and living room with integrated appliances and access to the balcony with wonderful canal views. The apartment has a family bathroom with modern fixtures and fittings. Both bedrooms have enough room to fit double beds.

Remediation funding has been secured in accordance with the Building Safety Act.

Applicants are advised to check their mortgage lender's criteria prior to applying.

Please note: An EWS1 form is not currently available.

## Offers Over £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Constructed in 2005, this property benefits from modern amenities and a contemporary aesthetic, ensuring a comfortable lifestyle. The location is particularly advantageous, with easy access to local shops, restaurants, and public transport links, allowing for seamless connectivity to the wider city and beyond.

Whether you are looking to invest in a property or seeking a new home, this apartment on Jutland Street presents an excellent opportunity to enjoy the dynamic lifestyle that Manchester has to offer. With its appealing features and prime location, this residence is not to be missed.

### Hallway

Intercom System, spot lighting, storage room with hot water heater.

### Kitchen / Lounge

14'0" x 19'4"

Open plan kitchen and lounge with access to the balcony with views of the canal, integrated appliances, floor to ceiling windows, T.V access point, electrical power point, spot lighting.

### Bedroom One

12'2" x 8'3"

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

## Bedroom Two

9'2" x 12'0"

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

## Bathroom

7'7" x 5'6"

Part tiled bathroom, Low level W.C, Hand Wash Basin, Spot lighting, fitted vanity mirror with built in shelving, Shower attachment with mixer, chrome heated towel rail, extractor fan.

## Externally

The property benefits from having a balcony accessed through the kitchen / lounge.

## Additional Information

Service Charge: £3,347.00

Lease 150 years from 2002

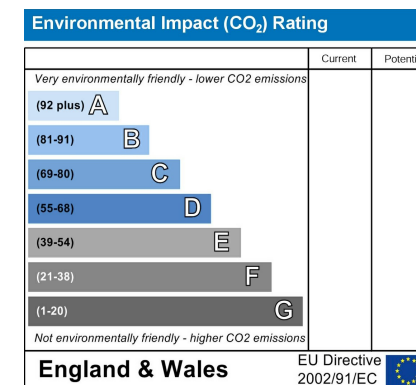
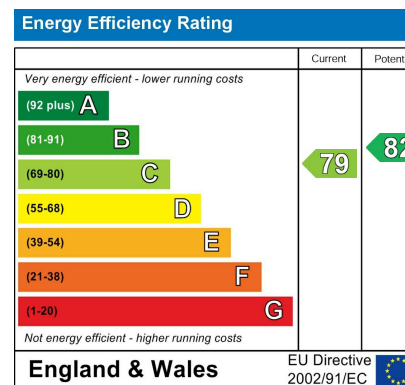
Ground Rent- £150.00

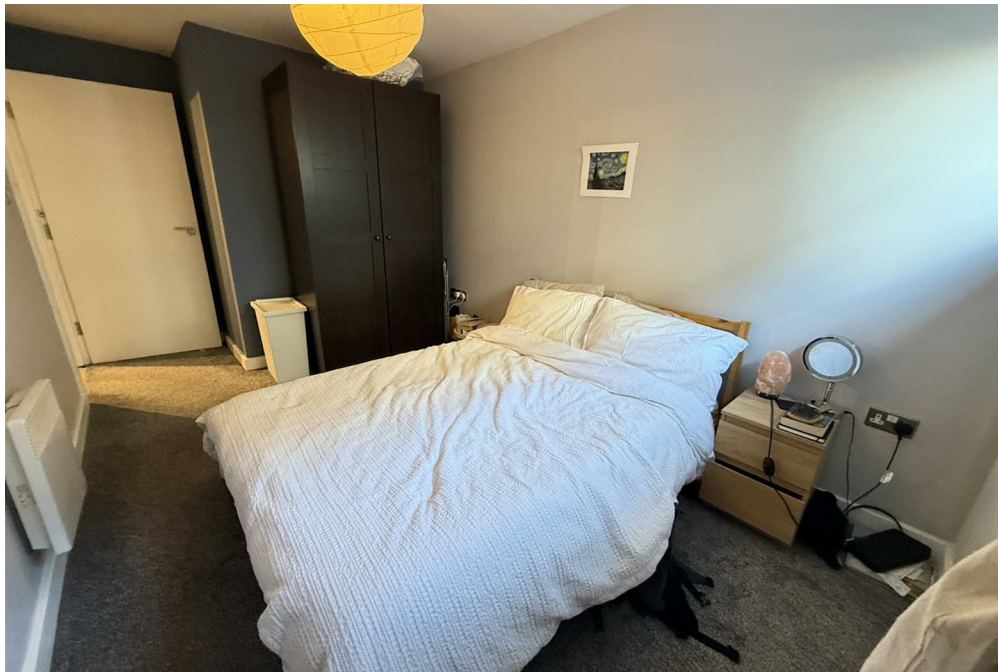
Council Tax Band- E

EPC- 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.







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