RUTLAND STREET
jordan fishwick

# Apt 3 Wharf Apartments, 4 Wharf Close, Manchester, M1 2WE

Jordan Fishwick are now in receipt of an offer for the sum of £185,000 for Apt 3, 4 Wharf Apts Manchester M1 2WE.

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, Manchester M3 4EN, 0161 833 949 prior to exchange of contracts.

Welcome to Wharf Apartments, a delightful ground floor flat located in the vibrant area of Wharf Close, Manchester. This well-appointed property boasts a spacious 624 square feet of living space and features a welcoming reception room, with two generously sized bedrooms, there is ample room for rest and privacy. The bathroom is well-equipped, providing all the necessary amenities for your daily routine. The spacious lounge includes a Juliet balcony and leads into the kitchen, which includes an integrated hob/oven. The property has unallocated parking spaces. EWS1 Form in place

# Asking Price £185,000

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

## The Property

Built in 2001, this property combines modern living with a practical layout, ensuring that you can enjoy a contemporary lifestyle in a sought-after location. The surrounding area offers a variety of local amenities, including shops, restaurants, and excellent transport links, making it easy to explore all that Manchester has to offer.

Whether you are looking to buy or rent, this flat at Wharf Apartments presents a wonderful opportunity to secure a home in a thriving community. Don't miss your chance to experience the charm and convenience of this lovely property.

All services/appliances have not and will not be tested”

## Entrance Hall

This long hallway has laminate flooring throughout the entrance hallway with a radiator and two ceiling lights, finishes with the airing cupboard.

## Lounge

8'0" x 9'7"

The spacious and laminated lounge features one radiator, with connections for internet and TV. As well as a wonderful Juliet balcony, with the view leading out onto the main road.

## Kitchen

8'0" x 9'7"

The kitchen which has vinyl flooring and has integrated appliances such as the hob/oven and washing machine with a freestanding fridge/freezer. The boiler is also found here.

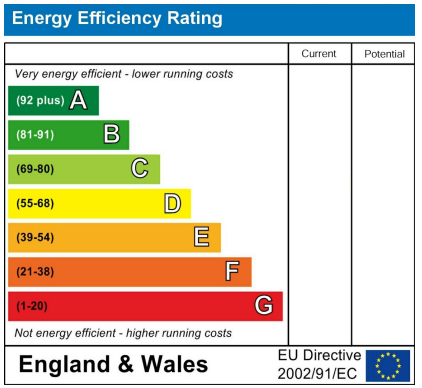
## Bedroom One
9'8" x 6'6"
This large bedroom is carpeted with a large PVC window allowing lots on sunlight with the view leading out onto the main road.

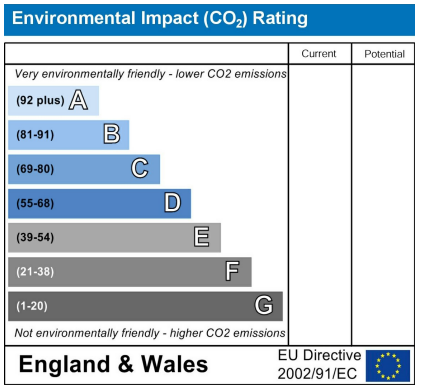
## Bedroom Two
11'3" x 10'0"
This spacious bedroom is carpeted with one radiator and a large PVC window with a wonderful view of the court yard.

## Bathroom
6'4" x 6'10"
Three piece white bathroom suite with wash hand basin, W.C and bath. Radiator and part tiled.

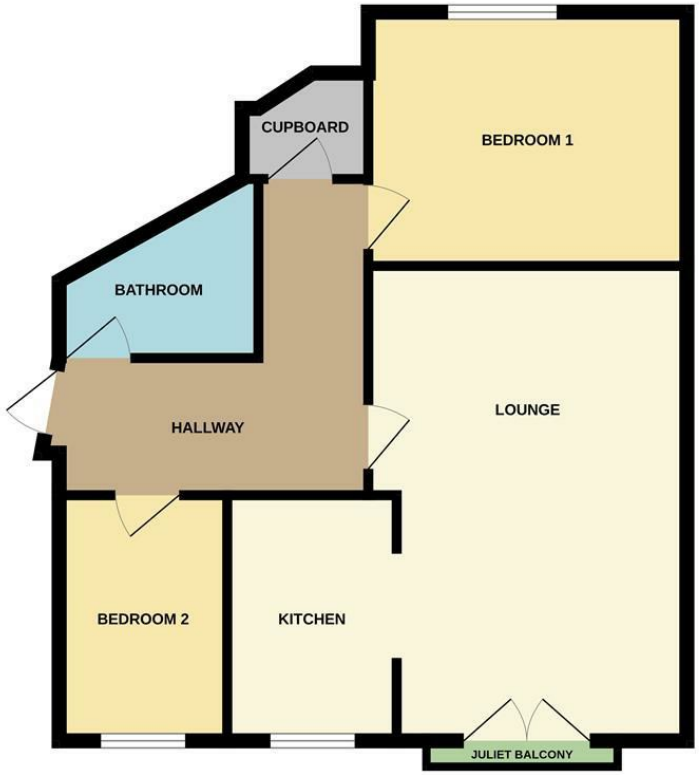
## Additional Information
Building Managed By Stevenson Whyte
Service Charge- TBC
Lease- 125 years
Ground Rent- TBC

## 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.



GROUND FLOOR




Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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