



LANCASTER
HOUSE



Flat 29 Lancaster House, Whitworth Street, Manchester, M1 6LQ

AVAILABLE VIA MODERN AUCTION. Auction Start Date 6/02

This third floor two bedroom apartment located in the Lancaster House. With 752 sq ft of living space, plus a mezzanine bed deck, accommodation comprises of entrance hallway, Double Bedroom, Bathroom Suite, spacious living and dining area, and integrated kitchen. The double height ceilings throughout the apartment and large windows give the apartment a very light and airy feel. No Chain. CASH BUYERS ONLY.

Auction Guide £110,000

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

Situated in a prime location, this apartment allows for easy access to

Manchester's rich array of amenities, including shops, restaurants, and cultural attractions. The lively atmosphere of the city is just a stone's throw away, offering a blend of convenience and excitement.

Kitchen / Lounge

19'5" x 10'8"

Range of wall and base units with integrated appliances, exposed brick wall, high ceiling, window, electric heater, spot lighting. High level glazed fixed window into Bedroom two. Staircase leading to=

Mezzanine Storage

Useful storage space

Bedroom One

14'6" x 6'5"

Fitted carpets, exposed brick wall, bay window, electrical power socket, electric heater, spot lighting

Bedroom Two

6'2" x 11'8"

Fitted carpets, exposed brick wall, electrical power socket, electric heater,

spot lighting, spot lighting, access to bathroom. Light is provided via a fixed glazed high level window.

Bathroom

8'0" x 7'10"

Enclosed shower cubicle with shower attachment and mixer, low level W.C, hand wash basin, towel rail

Additional Information

Length of Lease/Term: 125 from 1991

Ground Rent : Included within the service charge

Service Charge: £4,548.08

Council Tax Band : C

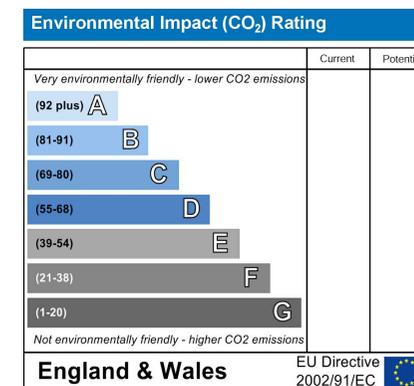
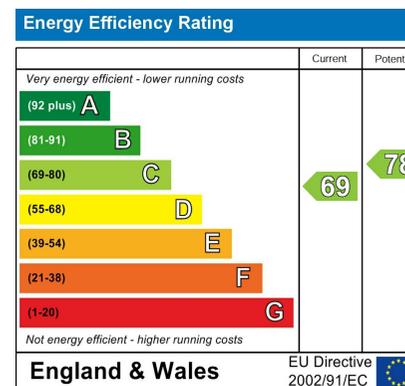
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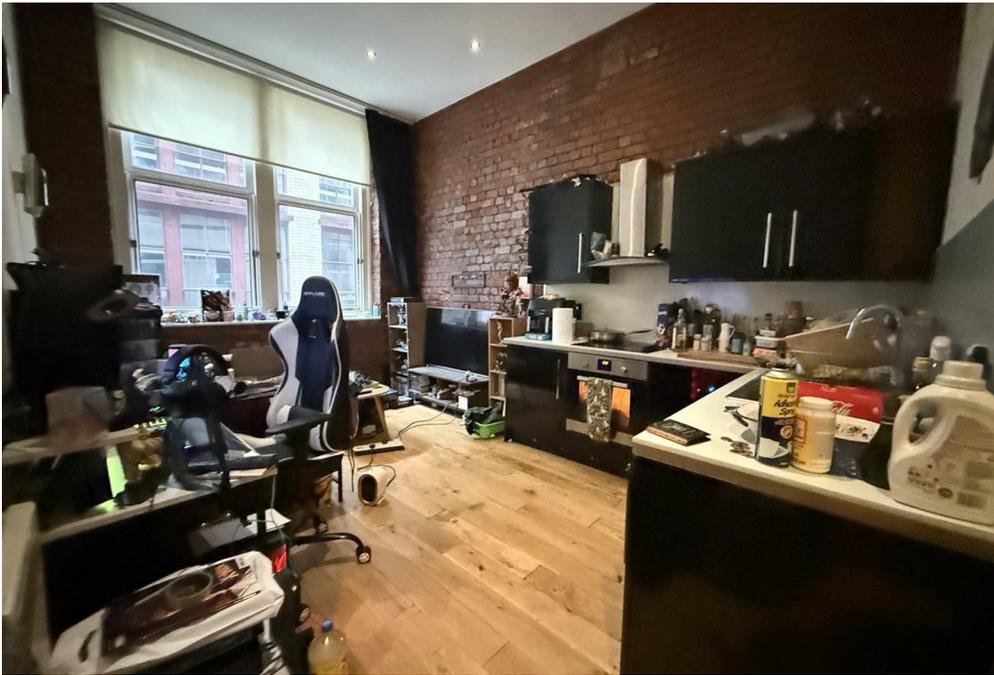
Agents Notes

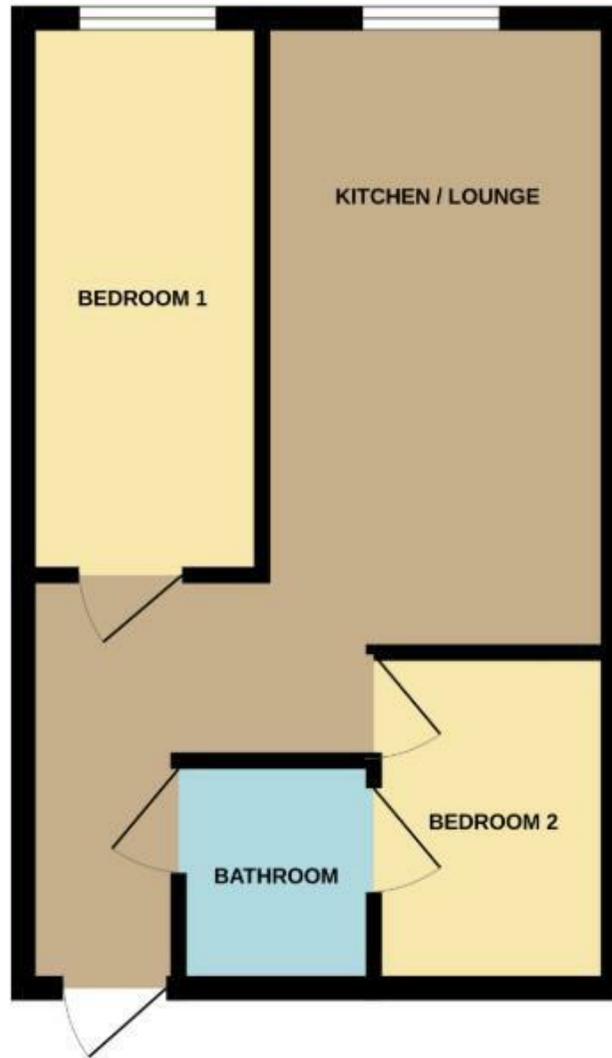
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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