NEW GEORGE STREET
Café NORTH
Café NORTH
Café NORTH
No Stopping Zone
10 pm - 4 am
jordan fishwick

Apt 117 Icon 25, 64 Shudehill, Northern Quarter, Manchester, M4 4AA

EWS1 IN PLACE. MORTGAGE AND CASH BUYERS INVITED.
Jordan Fishwick are pleased to offer this fantastic TWO BEDROOM first floor apartment at Icon 25. The apartment would make a great investment given the location, but would also be perfect for a first time buyer. The accommodation is located on the quiet side of the building and briefly comprises: entrance hall with storage cupboard housing water tank and washing machine, open plan kitchen/living room, two double bedrooms, master with en-suite, and a well appointed main bathroom. The apartment is immaculately presented throughout and benefits from a lift to all floors and no onward chain.

Offers In Excess Of £209,950

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

Entrance Hall
Cupboard housing washing machine and water tank. Spotlights. Wall mounted heater.

Living Room/Kitchen
21'3" x 11'9"
Range of wall and base units with complimentary work tops over. Integrated fridge, freezer, dishwasher and microwave. Cooker with hob and extractor over. Spotlights. Wall mounted heater. TV/telephone point. Wall mounted heater.

Bedroom One
14'4" x 9'1"
Fitted carpet. Spotlights. Wall mounted heater. Access to en-suite.

En-suite
Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

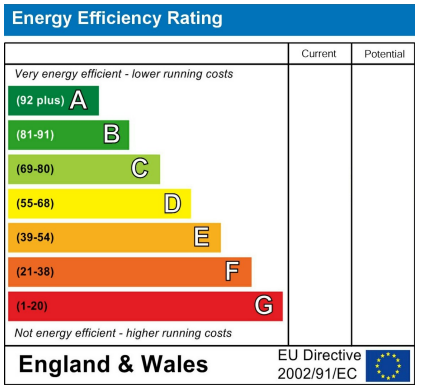
Bedroom Two
10'8" x 8'5"
Fitted carpet. Spotlights. Wall mounted heater.

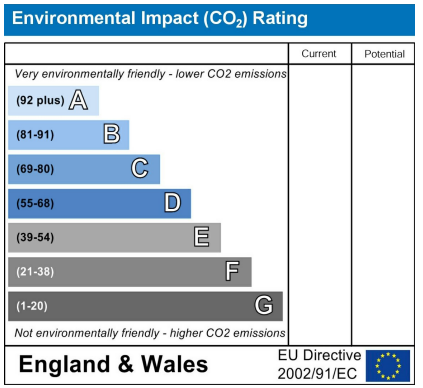
Bathroom
Partially tiled shower suite. Bath with mixer shower over. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

Externally
Lift to all floors.

Additional Information

Service charges - £145.51 pcm
Ground rent - £150 per annum (reviewed after 25 years, then every 10 years).
Lease - 250 years from 2001
Managing agents - Realty





Email: manchester@jordanfishwick.co.uk

FIRST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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