



G02 Icon 25, High Street, Northern Quarter, Manchester, M4 1HQ

EWS1 in Place - mortgage and cash buyers invited

Jordan Fishwick are pleased to offer for sale this upper ground floor apartment in the heart of the Northern Quarter. Located on a quiet communal garden, you will find this well presented studio apartment with separate bedroom area, great size living accommodation, utility room and well presented bathroom. Rented at £820 PCM on a rolling contract making this property perfect for a first time buyer, or investor looking to keep the tenant in place who has lived there for over 10 years. NO ONWARD CHAIN. 452 Sq ft total size.

Price £155,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Living Room/Kitchen

30'6" x 10'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Fridge and freezer, dishwasher, microwave. Utility cupboard. Spotlights. Carpet to living area. Ceiling light. Wall mounted heater.

Lease - 250 Years from 2001

Annual Service Charge Amount: £1200 per annum

Annual Ground Rent: £150 per annum. 25 year review due in 2026

Council Tax Banding; D (Manchester)
Management company - Realty

Bedroom Area

9'6" x 8'10"

Carpet. Ceiling light. Wall mounted heater.

Bathroom

Bath with mixer shower over. Sink with mixer tap. Low level w/c. Heated towel rail.

Additional Information

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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