
jordan fishwick

Apt 137 The Hallmark, Green Quarter, Cheetham Hill Road, Manchester, M4 4FZ

EWS1 certified/Mortgage buyers invited.
Jordan Fishwick are pleased to offer for sale this impressive new 13th floor apartment offering great views, covered balcony and high specification fixtures and fittings throughout. The apartment is approximately 931 sq ft in total. Comprising of entrance hallway with dark wood flooring leading to open plan living area, gloss kitchen with integrated appliances including dishwasher. Large storage closet housing washer drier. Three double bedrooms, all with fitted mirrored wardrobes, the master benefitting from a stunning en-suite with rain effect shower. Large hotel style main bathroom. There is a balcony accessed via on of the three bedrooms. There are also two parking spaces included within the sale price. EWS-1 B1 Rating.

Price £299,000

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

The Building
The development includes access to a residents-only ground floor terrace with covered seating area, landscaped 12th floor roof garden with amazing views, spacious interior designed lobby and concierge facilities. Secure bike storage also on site. The Hallmark is an architectural landmark for the area. A prominent building, with a sophisticated bronze coloured facade. The stylish and contemporary interiors feature high specification finishes that have been carefully selected to complement the eye-catching architecture. With excellent transport connections, The Hallmark stands proudly on the doorstep of one of Manchester s most vibrant districts.

Entrance Hall
Wooden flooring. Spotlights. Wall mounted electric heater. Access to all rooms. Storage cupboard housing boiler.

Living Room/Kitchen
20'6" x 15'9"
Range of wall and base units with complimentary work tops over. Integrated fridge/freezer and dishwasher. Sink with mixer tap. Under counter lighting. Wooden flooring. Spotlights. Wall mounted electric heater. TV and telephone point.

Bedroom One
15'0" x 9'0"
Fitted carpet. Spotlights. Fitted wardrobes. Wall mounted electric heater.

En-suite
8'7" x 5'1"
Partially tiled. Shower cubical with mixer shower over. Low lever W/C. Pedestal sink with mixer tap. Heated towel rail.

Bedroom Two
13'3" x 9'7"
Fitted carpet. Spotlights. Fitted wardrobes. Wall mounted electric heater.

Bedroom Three
13'3" x 9'7"
Fitted carpet. Spotlights. Fitted wardrobes. Wall mounted electric heater. Access to enclosed balcony.

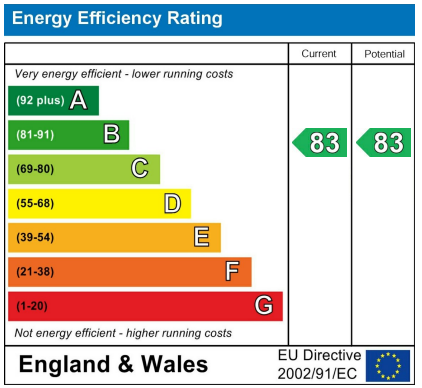
Bathroom
7'4" x 6'5"
Three piece bathroom. Partially tiled. Bath with mixer shower over. Low lever W/C. Pedestal sink with mixer tap. Heated towel rail.

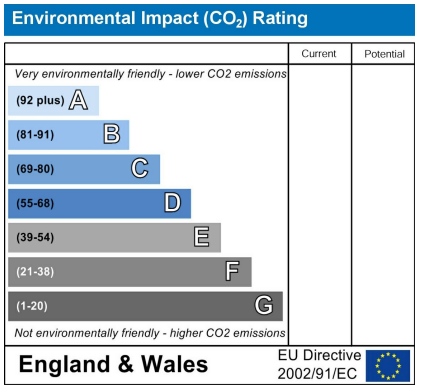
Externally
Private balcony. Roof top terrace. 24 hour concierge. Bike storage. Lifts to all floors. 2 Parking spaces

Additional Information
Lease - 150 Years from 01st August 2006 £300 increases after 22 years in line with RPI and then every 10 years thereafter.
Service charges - £5,916.68 (including buildings insurance)
Ground rent - £300 per annum
Council Tax Band E
EPC Rating - B

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.

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 where 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.






TEXACO







13TH FLOOR
86.5 sq.m. (931 sq.ft.) approx.



TOTAL FLOOR AREA : 86.5 sq.m. (931 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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