



Apt 207 Langley Buildings, Hilton Street, Northern Quarter, Manchester, M1 2EH

SOLD OVER ASKING PRICE - SIMILAR PROPERTIES REQUIRED TO REPLENISH STOCK, WE HAVE BUYERS INTERESTED IN THIS DEVELOPMENT. CALL US NOW

MORTGAGE BUYERS INVITED/ EWS1 AVAILABLE

Jordan Fishwick are delighted to offer this excellent second floor two bedroom apartment in a true 'Northern Quarter' location. Langley building is a tasteful conversion offering original features such as stained glass windows in communal hallways and stunning block tiles. The property itself comprises of entrance hallway leading to two tastefully decorated large bedrooms, with laminate flooring and sash windows with secondary glazing. Open plan lounge/kitchen area with free standing fridge freezer, integrated dishwasher. The apartment has lots of character with exposed brickwork, wooden flooring and sash windows. Secure allocated parking is included. NO CHAIN.

Price £219,950

Viewing arrangements

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

Entrance Hall

Wooden flooring. Ceiling lights. Wall mounted electric heater.

Living Room/Kitchen

14'1" x 11'9"

Range of wall and base units with work tops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated dishwasher. Freestanding fridge/freezer and washing machine. Spotlights to kitchen area. TV and telephone points. Wooden flooring. Ceiling lights. Wall mounted electric heater. Exposed brickwork. Sash windows with secondary glazing.

Bedroom One

14'1" x 12'5"

Wooden flooring. Ceiling lights. Wall mounted electric heater. Exposed brickwork. Sash windows with secondary glazing.

Bedroom Two

11'5" x 8'6"

Wooden flooring. Ceiling lights. Wall mounted electric heater. Exposed brickwork. Sash windows with secondary glazing.

Bathroom

Tiled bathroom suite with low level W/C, sink with mixer tap, bath with mixer shower over. Heated towel rail.

Externally

Lifts to all floors. Beautifully tiled stairwell.

Additional Information

Council Tax Band D

Service charge: £2021.00 per annum

Ground rent: £100 per annum

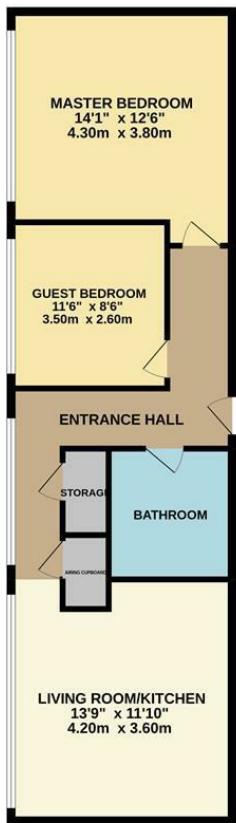
Lease length remaining: 234 years remaining

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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