



Apt 313 Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX

Jordan Fishwick are pleased to have for sale this two-bedroom apartment found on the third floor of the Beaumont building, located at the bottom of Deansgate. The AO Arena is across the road and the inner ring road on your doorstep. The property comprises of entrance hall, spacious lounge with sliding door to bedroom two. The modern kitchen includes integrated appliances and high gloss units, there is a family sized bathroom with shower attachment. Allocated parking available. No Chain. Mortgage Buyers Welcome.

Price £235,000

Viewing arrangements

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

The Building

Located on Mirabel Street, this property is perfectly positioned to take advantage of Manchester's vibrant culture, with an array of shops, restaurants, and entertainment options just a stone's throw away. The Beaumont Building is not only a home but a gateway to the dynamic lifestyle that Manchester has to offer.

Entrance Hallway

Laminate flooring, cupboard housing boiler, storage cupboard and spotlights.

Kitchen

7'8" x 8'0"

Rane of wall and base units with complimentary kitchen worktop, metal sink, under cabinet lighting, fridge / freezer, dishwasher, oven / hob and extractor fan.

Lounge

21'8" x 10'11"

Laminate flooring throughout, wooden framed double-glazed window, spot lighting, T.V access points, electric heater, sliding door giving access to the first bedroom., exposed brickwork.

Bedroom One

15'8" x 8'1"

Exposed brickwork, laminate flooring, electric heater, exposed brick, spot lighting, sliding door leading to the lounge, electric power sockets.

Bathroom

8'6" x 5'10"

Part tiled, shower attachment with mixer, heated towel rail, fitted mirror, low level WC, hand wash basin, extractor fan.

Bedroom Two

8'6" x 5'10"

Exposed brickwork, laminate flooring, electric heater, exposed brick, electric power sockets, spot lighting.

Externally

Allocated Parking Space.

Additional Information

Service Charge £2,904.25 Including a reserve fund contribution

Lease 125 Years From 2001

Ground Rent £150 pa

Building Managed by Block Living

EPC Rating - TBC

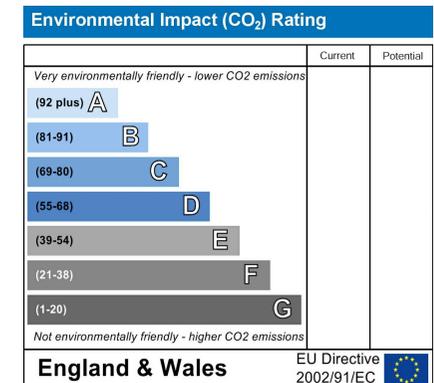
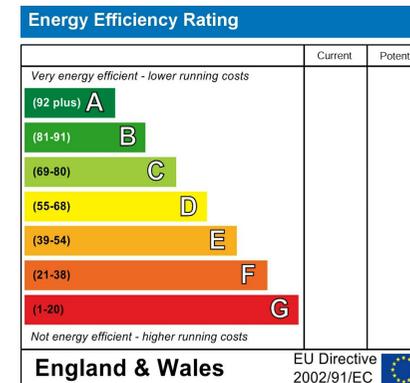
Council Tax Band - D

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

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