



# Apt 618, The Lock Building, Whitworth Street West, Manchester, M1 5BE

CASH BUYERS ONLY. \*\*PRICED TO SELL\*\*

VIDEO TOUR AND PHYSICAL VIEWING AVAILALBLE [Https://www.youtube.com/watch?v=LQOmrsJS8gg](https://www.youtube.com/watch?v=LQOmrsJS8gg)

Jordan Fishwick are pleased to offer this stunning THREE BEDROOM apartment located in the popular Lock Building on Whitworth Street West. The apartment is located on the 6th floor of this purpose built Dandara designed development which is just across the road from Oxford Road station, and Manchester University. The apartment briefly comprises of: entrance hall, living room with given access to the balcony and the set back kitchen, three double bedrooms, master with ensuite, master shower room (with space for a bath) and storage cupboard in the hall. SECURE ALLOCATED PARKING INCLUDED. 24 Hour concierge. No onward chain.

## Price £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Storage cupboard housing wachine machine and electric fuse box. Access to all rooms.

### Living Room

18'8" x 18'5"

Laminate flooring. Spotlights. TV/Telephone point. Dual aspect windows over looking Whitworth Street West. Access to balcony and set back kitchen. Wall mounted electric heater.

### Kitchen

10'1" x 7'11"

Range of wall and base units with complimentary work top over. Tiled flooring and splashbacks. Integral dishwasher. Freestanding fridge/freezer. Sink with mixer tap. Spotlights.

### Bedroom One

15'4" x 12'6"

Fitted carpet. Spotlights. Wall mounted electric heater.

### Ensuite

Tiled flooring. Low level W/C. Sink with mixer tap over. Shower cubical with rainhead shower. Spotlights. Fitted mirror.

### Bedroom Two

14'2" x 11'6"

Laminate flooring. Spotlights. Wall mounted electric heater.

### Bedroom Three

13'11" x 9'4"

Laminate flooring. Spotlights. Wall mounted electric heater.

## Bathroom

Tiled flooring. Double length shower with mixer shower over. Low level W/C. Sink with mixer tap. Fitted mirror. Spotlights. Heated towel rail.

## Externally

Lifts to all floors. 24 hour concierge. Secure allocated parking.

## Additional Information

Ground rent - £350 per annum

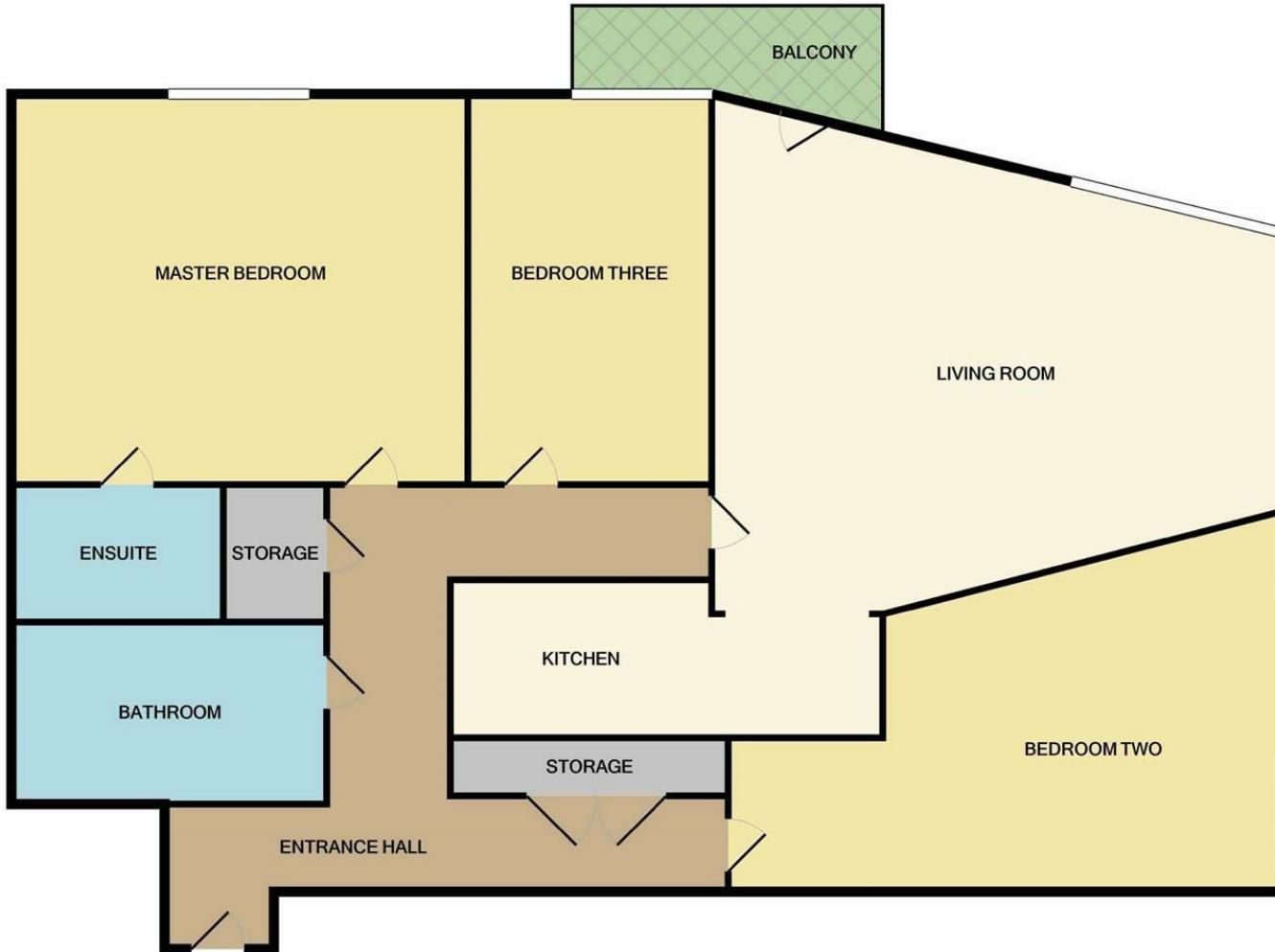
Service Charges - £4611.58 per annum

Lease - 125 years from 2002

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





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