



Stevenson  Whyte

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0161 832 5060



Apt 2 West Point, 3-9 Duke Street, Castlefield, Manchester, M3 4NF

Public Notice

Apt 2 West Point, Duke St, Manchester, M3 4NF

We are acting in the sale of the above property and have received an offer of £175,150.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

This 1st floor one bedroom apartment forms part of this small select development next to the Science Museum and Castlefield Bowl. Entrance hall leading to the L-shaped kitchen/Living room. The kitchen has wall and base units with oven, hob and extractor. The living area part has obscure windows and sliding door to balcony. The bedroom also has access to the balcony and full en-suite bathroom. No Chain. EPC Rating B

Price £150,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Access to all rooms

Living Room/Kitchen

23'1" x 11'7"

Base units and sink unit, wooden flooring, The L-shaped room has obscure glass block windows and access to the balcony. Electric heater.

Bedroom

12'8" x 12'1"

Laminate flooring. Ceiling light. Electric heater. Access to balcony. Door to-

Bathroom

Three piece suite with tiled walls.

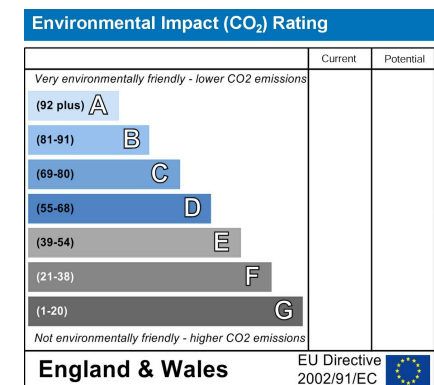
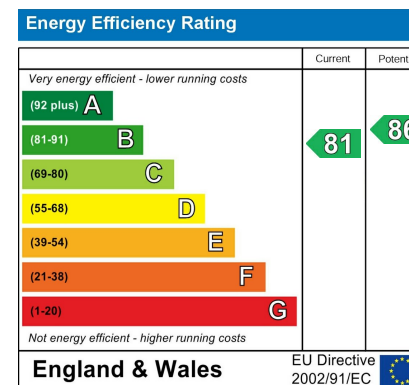
Additional Information

Service Charge - £154.09 Per Quarter

Lease 999 Years from 2001

Ground Rent - £100 per annum

Building Management Fontis





FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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