



Apt 506 Rossetti Place, Lower Byrom Street, Manchester, M3 4AN

Jordan Fishwick are pleased to offer for sale this stunning ONE BEDROOM fifth floor apartment located in Rossetti Place, a premium development just on the outskirts of Spinningfields. The apartment is well presented throughout and offers a sunny balcony with fantastic views of St Johns Gardens and the new skyscrapers at Deansgate Square. The apartment has plenty of storage space with two cupboards in the hallway, a large open plan kitchen/living space, and master bedrooms with wardrobes installed ready for the next occupier. Well appointed tiled bathroom suite. Lifts to all floors and concierge. NO ONWARD CHAIN.

We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without EWS1. Leaseholder liability capped at £10,000. Please take advice from mortgage lender or speak to branch to discuss.

Price £179,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Wooden flooring. 2 X Storage cupboards. Spotlights.

Living Room

16'10" x 10'7"

Wooden flooring. Ceiling lights. TV/Telephone point. Wall mounted electric heater.

Kitchen

8'9" x 6'10"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Sink with mixer tap.

Bedroom

16'9" x 8'1"

Fitted carpet. Ceiling lights. Wall mounted electric heater.

Bathroom

Low level W/C. Bath with mixer shower over. Sink with mixer tap. Heated towel rail.

Externally

Lifts to all floors. Concierge.

Additional Information

Service charge - £679 per quarter

Ground rent - £250 per annum

Lease - 150 years (less 3 days) from 31 May 2003

Council Tax Band C

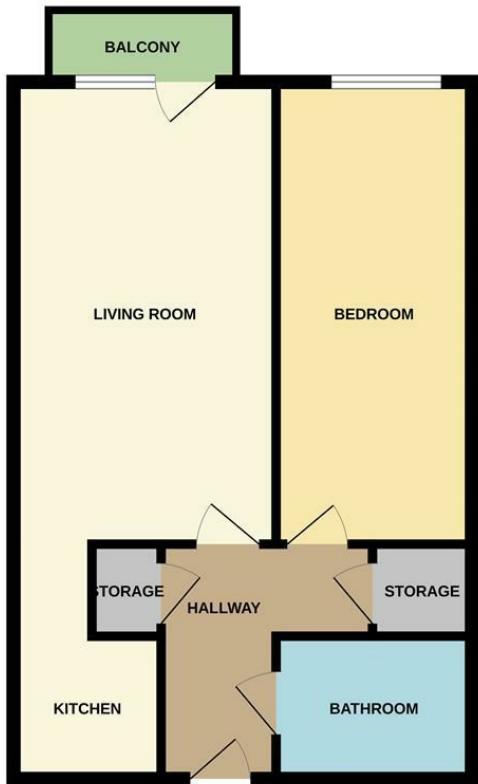
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

Email: manchester@jordanfishwick.co.uk



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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