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BEETHAM



# Apt 3101 Beetham Tower, 301 Deansgate, Manchester, M3 4LT

\*AVAILABLE VIA MODERN AUCTION.\* Auction Live- Live

Jordan Fishwick are pleased to have for sale this stunning studio apartment found on the 31st floor of the iconic Beetham Tower, Manchester. The property briefly consists of a separate W.C and bathroom, a bed area as well as an open plan lounge / kitchen, including integrated appliances with stunning north facing views of the city centre. CASH BUYERS

## By Auction £120,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### The Building

Deansgate is renowned for its lively atmosphere, with a plethora of shops,

restaurants, and cultural attractions just a stone's throw away. This location not only offers a dynamic lifestyle but also excellent transport links, making it easy to explore all that Manchester has to offer.

This property presents a wonderful opportunity for those looking to embrace city living in a stylish and functional home. Don't miss the chance to make this delightful house your own.

### Kitchen / Lounge

12'8" 11'8"

Range of wall and base units with complimentary kitchen worktop, radiator, integrated fridge / freezer, oven / hob, dishwasher, spot lighting, storage cupboard, wooden laminate flooring, electrical power sockets, T.V access point.

### Bedroom

7'0" x 8'11"

Partitioned bed area with stunning views of Manchester city centre.

## W.C

4'5" x 4'9"

Part tiled, low level W.C, hand wash basin, fitted mirror, spot lighting, heated chrome towel rail.

## Bathroom

4'7" x 6'6"

Part tiled bathroom, shower attachment with mixer, glass shower screen, heated chrome towel rail.

## Additional Information

Lease - 999 years from 2003

Ground rent - £318.48 per annum

Service charges - £2,694.37 pa Including buildings insurance

Council Tax Band - C

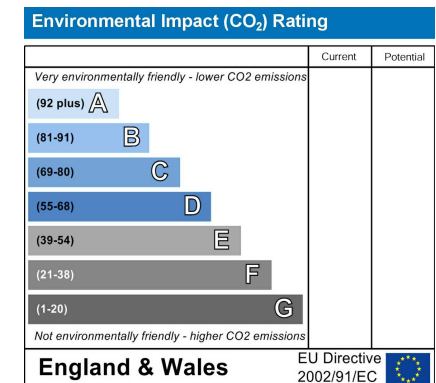
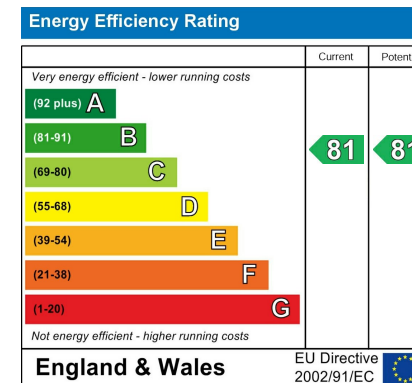
EPC Rating - B

## Agents Notes

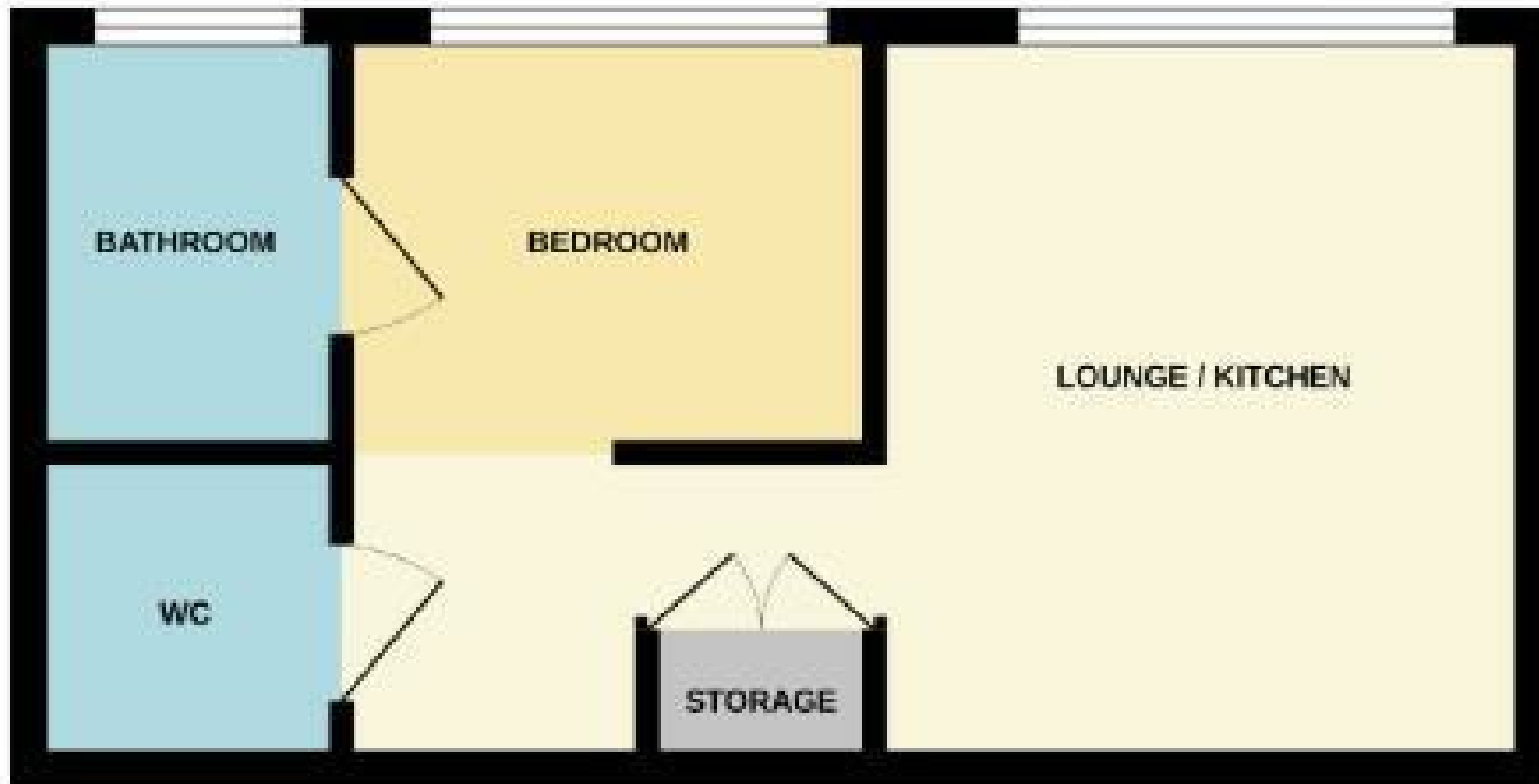
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

