



Apt 14 Velvet Court, Granby Row, Manchester, M1 7AB

Jordan Fishwick are pleased to offer for sale this first floor one bedroom apartment located in the heart of the city in Velvet Court. The flat offers easy access to The Gay Village, Oxford Road and Piccadilly Stations, and to Manchester Uni. In need of some modernisation, the apartment briefly comprises of entrance hall, open plan kitchen/living room, bedroom with fitted wardrobes, and a well appointed bathroom. . All residents have access to Granby village leisure facilities such as gym, Jacuzzi, sauna, games room and swimming pool. NO ONGOING CHAIN.

Price £164,950

Viewing arrangements

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

Entrance Hall

Fitted carpet. Ceiling light. Wall heater. Cupboard housing water tank.

Living Room/Kitchen

23'1" x 9'1"
Range of wall and base units with worktops over. Cooker with hob and extractor over. Sink with mixer tap. Free standing fridge/freezer and washing machine. Open with living room. Fitted carpet. Ceiling light. Wall heater.

Bedroom One

10'10" x 9'0"
Fitted carpet. Ceiling light. Fitted wardrobes. Doors through to living room.

Bathroom

Bath with elec shower over. Low level w/c. Sink with mixer tap.

Externally

Lifts to all floors. Access to pool, gym, pool/table tennis and sauna. Communal courtyard.

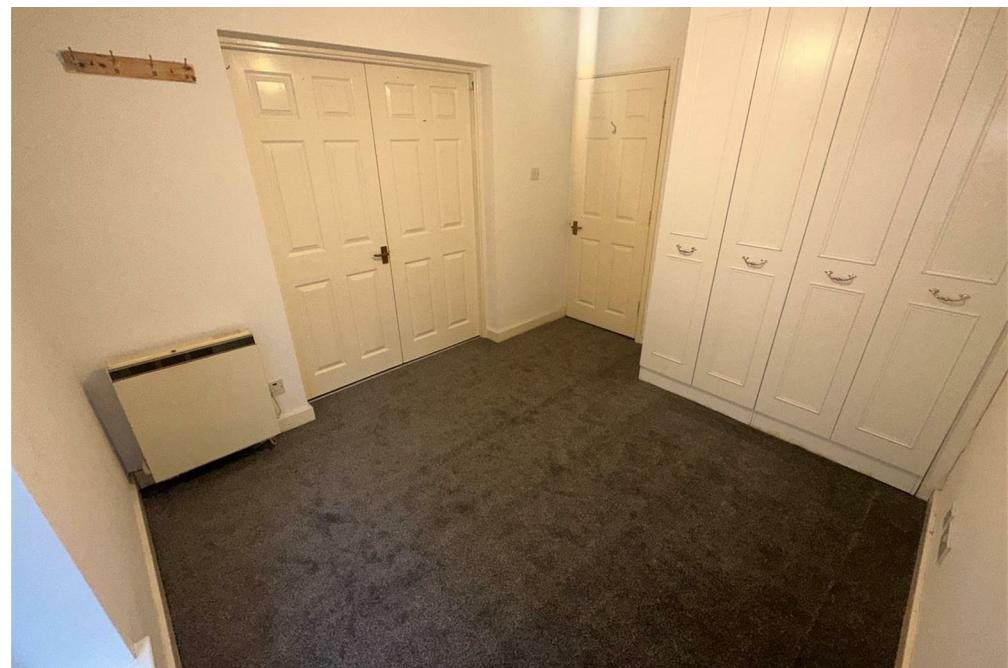
Additional Info

Lease - 125 years from 1 January 1991
Ground rent - Peppercorn (None payable)
Service charges - £293 per month
Council tax band B

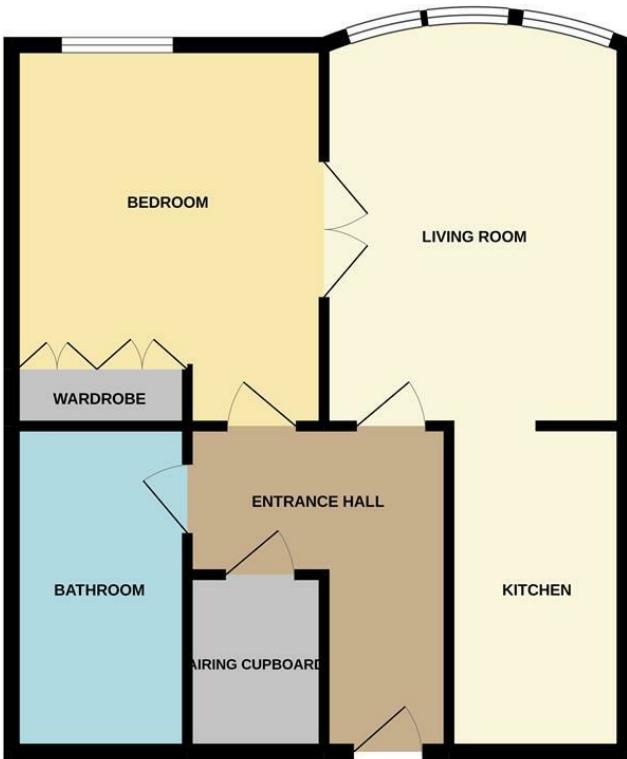
| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 80 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher 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



FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022.



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

