



# Apt 4 20 Southern Street, Manchester, M3 4NJ

Jordan Fishwick are pleased to offer for sale this TWO BEDROOM apartment on Southern Street, just a stones throw away from Deansgate and Spinningfields. The apartment needs some freshening up throughout but this gives the lucky buyer the chance to put their own stamp on the apartment. The apartment briefly comprises of: entrance hallway with airing cupboard housing water tank and washing machine, open plan kitchen/diner and living room with juliet balcony, one double bedroom, one box room which would be perfect for a study room, and a well appointed family bathroom. STAIRS TO ALL FLOORS. NO ONWARD CHAIN. Due To The Size of Building, an EWS1 is not Required. (Management Company Confirmed)

## Price £140,000

### Viewing arrangements

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

#### Entrance Hall

Vinyl flooring. Spotlights. Wall mounted heater. Storage cupboard housing water tank and washing machine.

#### Living Room/Kitchen

22'9" x 13'2"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Space for fridge/freezer and dishwasher. Vinyl flooring. Spotlights. Wall mounted heater. Storage cupboard housing water tank and washing machine. Juliet balcony. Vinyl flooring. Spotlights and ceiling lights. Wall mounted heater. TV and telephone point.

#### Bedroom One

14'8" max x 9'1"

Carpet. Spotlights. Wall mounted heater.

#### Bedroom Two

7'4" max x 6'9"

Carpet. Spotlights. Wall mounted heater. TV point.

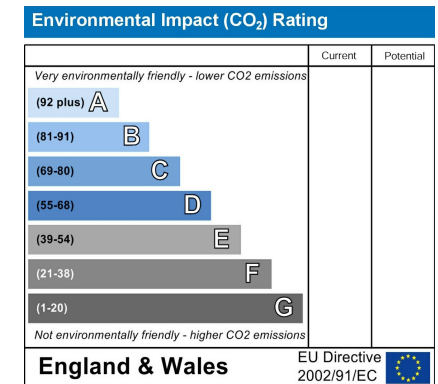
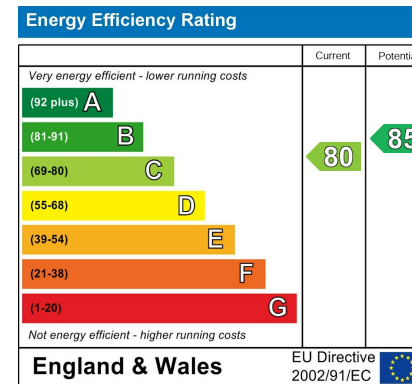
#### Bathroom

Fully tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Shaver point. Spotlights.

#### Additional Information

Service Charges: £1403 per annum

Ground Rent: £250 per annum  
 Lease: 125 years from 1 January 2006  
 Council Tax Band C  
 Management Company: Dempsters





2ND FLOOR



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