
jordan fishwick

Apt 14 Lincoln Place, Hulme Street, Manchester, M1 5GL

Jordan Fishwick are pleased to offer this lovely STUDIO apartment in a converted mill, just a stones throw away from the University of Manchester and Oxford Road Train Station. The property is located on the second floor of the well maintained, historic building with a lift servicing all floors. The apartment briefly comprises of: entrance hall, open plan lounge/kitchen with bed deck area above, shower room and storage. The apartment benefits from exposed brickwork in the living room/kitchen, high ceilings, 5 windows offering plenty of natural light, and no onward chain. Mortgage Buyers Welcome. Ideal for first time buyers or investors rental potential £1100.00 PCM.

Asking Price £150,000

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

Entrance Hall
Wall mounted electric heater. Wooden flooring. Ceiling lights.

Living Room/Kitchen
17'0" x 17'0"
Range of wall and base units with worktop over. Cooker with hob over and extractor fan. Sink with drainer and mixer tap. Freestanding undercounter fridge and freezer. Exposed brickwork and beams. Five windows offering plenty of natural light. Wall mounted electric heater. Water tank in storage cupboard. Stair ladder to bed deck.

Bed Deck
9'6" x 4'5"
A ladder gives access to this area which has restricted headroom height. There is enough space for a double mattress. Wall lights. Wooden flooring.

Shower Room
Partially tiled shower room. Shower cubical with shower curtain and electric powered shower. Low level W/C. Sink with mixer tap. Shaver point. Spotlights.

Additional Information
Lease - 125 years from 1995
Service charges - £1,588.92 pa
Ground rent - Peppercorn. The owner will get a share of the

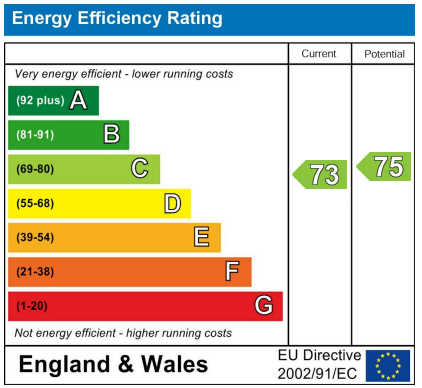
freehold.
EPC Rating- C
Council Tax Band- B
Managing Agent- Glide Property Management

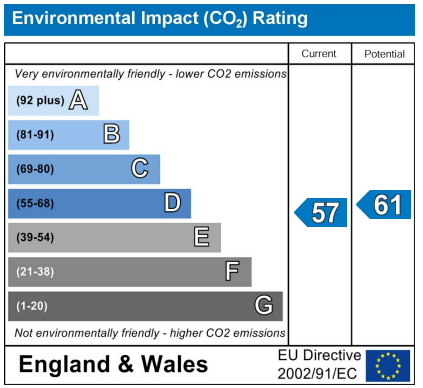
Agents Notes

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 where 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.















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