



# Apt 9 Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

Jordan Fishwick are now in receipt of an offer for the sum of £107,000 for Apt 9, Krupa Building, 19 Sharp Street.

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, Manchester M3 4EN, 0161 833 949 prior to exchange of contracts.

EWS-1 in Place. B1 Rating. Mortgage Buyers Welcome

Spanning 424 square feet, the apartment features a well-designed layout that maximises space and functionality. The reception room is a delightful area, with balcony, the kitchen has fitted units and the bathroom is nicely laid out.

The bedroom is a tranquil haven, offering a peaceful space to rest and recharge. With ample room for furnishings, it ensures a comfortable living experience. The bathroom is thoughtfully appointed, providing all the necessary amenities for your daily routines. No Chain. Sold as seen

## Price £115,000

### Viewing arrangements

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

### The Location

Situated in a prime location, the Krupa Building is surrounded by the dynamic energy of Manchester. Residents can enjoy easy access to a variety of shops, restaurants, and cultural attractions, making it a fantastic place to call home. The area is well-connected by public transport, ensuring that you can explore all that this vibrant city has to offer.

In summary, this apartment in the Krupa Building presents an excellent opportunity for those looking to embrace city living in Manchester. With its appealing features and convenient location, it is a property not to be missed.

### Entrance Hall

Electric heater with access to all rooms

### Living Room

10'10" x 9'6"

Double glazed door to Juliet balcony, electric heater and open to-

### Kitchen

9'9" x 10'4"

Wall and base units with oven, hob and extractor

### Bedroom

10'5" x 9'8"

Double glazed window and electric heater

## Bathroom

7'9" x 5'5"

Three piece suite with shower over the bath.

## Additional Information

Service Charge £1926.50p approximately

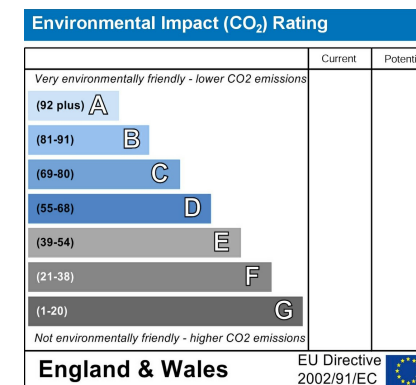
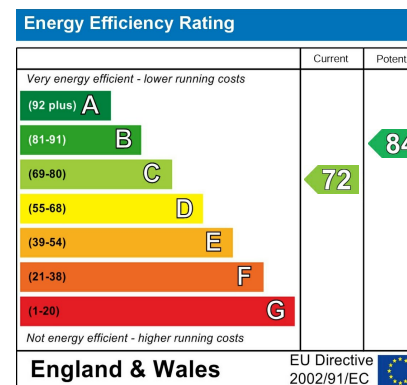
Lease 250 years from 2004 review due in 2025 then every 21 years

Ground Rent £133.57p pa

"All services/appliances have not and will not be tested".

## Agent Note

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.





## GROUND FLOOR



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