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**Jordan Fishwick**

No Stopping  
Zone  
10 pm - 4 am

P Printv

# Apt 117 Icon 25, 64 Shudehill, Northern Quarter, Manchester, M4 4AA

EWS1 IN PLACE. MORTGAGE AND CASH BUYERS INVITED.

Jordan Fishwick are pleased to offer this fantastic TWO BEDROOM first floor apartment at Icon 25. The apartment would make a great investment given the location, but would also be perfect for a first time buyer. The accommodation is located on the quiet side of the building and briefly comprises: entrance hall with storage cupboard housing water tank and washing machine, open plan kitchen/living room, two double bedrooms, master with en-suite, and a well appointed main bathroom. The apartment is immaculately presented throughout and benefits from a lift to all floors and no onward chain.

## Offers In Excess Of £209,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Cupboard housing washing machine and water tank.  
Spotlights. Wall mounted heater.

### Living Room/Kitchen

21'3" x 11'9"

Range of wall and base units with complimentary work tops over. Integrated fridge, freezer, dishwasher and microwave. Cooker with hob and extractor over. Spotlights. Wall mounted heater. TV/telephone point. Wall mounted heater.

### Bedroom One

14'4" x 9'1"

Fitted carpet. Spotlights. Wall mounted heater. Access to en-suite.

### En-suite

Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Bedroom Two

10'8" x 8'5"

Fitted carpet. Spotlights. Wall mounted heater.

### Bathroom

Partially tiled shower suite. Bath with mixer shower over. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Externally

Lift to all floors.


## Additional Information


Service charges - £145.51 pcm

Ground rent - £150 per annum (reviewed after 25 years, then every 10 years).

Lease - 250 years from 2001

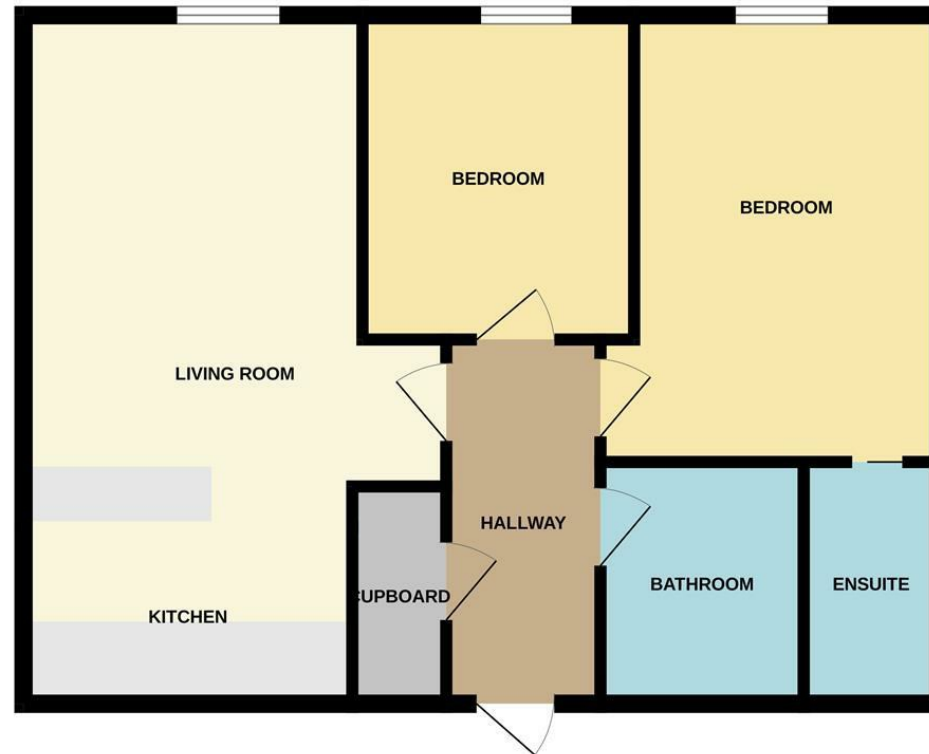
Managing agents - Realty

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## FIRST FLOOR



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