



# Flat 29 Lancaster House, Whitworth Street, Manchester, M1 6LQ

\*AVAILABLE VIA MODERN AUCTION.\* Auction Start Date TBC

This third floor two bedroom apartment located in the Lancaster House. With 752 sq ft of living space, plus a mezzanine bed deck, accommodation comprises of entrance hallway, Double Bedroom, Bathroom Suite, spacious living and dining area, and integrated kitchen. The double height ceilings throughout the apartment and large windows give the apartment a very light and airy feel. No Chain. CASH BUYERS ONLY.

## Auction Guide £120,000

### Viewing arrangements

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

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### The Building

Situated in a prime location, this apartment allows for easy access to Manchester's rich array of amenities, including shops, restaurants, and cultural attractions. The lively atmosphere of the city is just a stone's throw away, offering a blend of convenience and excitement.

### Kitchen / Lounge

19'5" x 10'8"

Range of wall and base units with integrated appliances, exposed brick wall, high ceiling, window, electric heater, spot lighting. High level glazed fixed window into Bedroom two. Staircase leading to=

### Mezzanine Storage

Useful storage space

## **Bedroom One**

14'6" x 6'5"

Fitted carpets, exposed brick wall, bay window, electrical power socket, electric heater, spot lighting

## **Bedroom Two**

6'2" x 11'8"

Fitted carpets, exposed brick wall, electrical power socket, electric heater, spot lighting, access to bathroom. Light is provided via a fixed glazed high level window.

## **Bathroom**

8'0" x 7'10"

Enclosed shower cubicle with shower attachment and mixer, low level W.C, hand wash basin, towel rail

## **Additional Information**

Length of Lease/Term: 125 from 1991

Ground Rent : Included within the service charge

Service Charge: £4,548.08

Council Tax Band : C

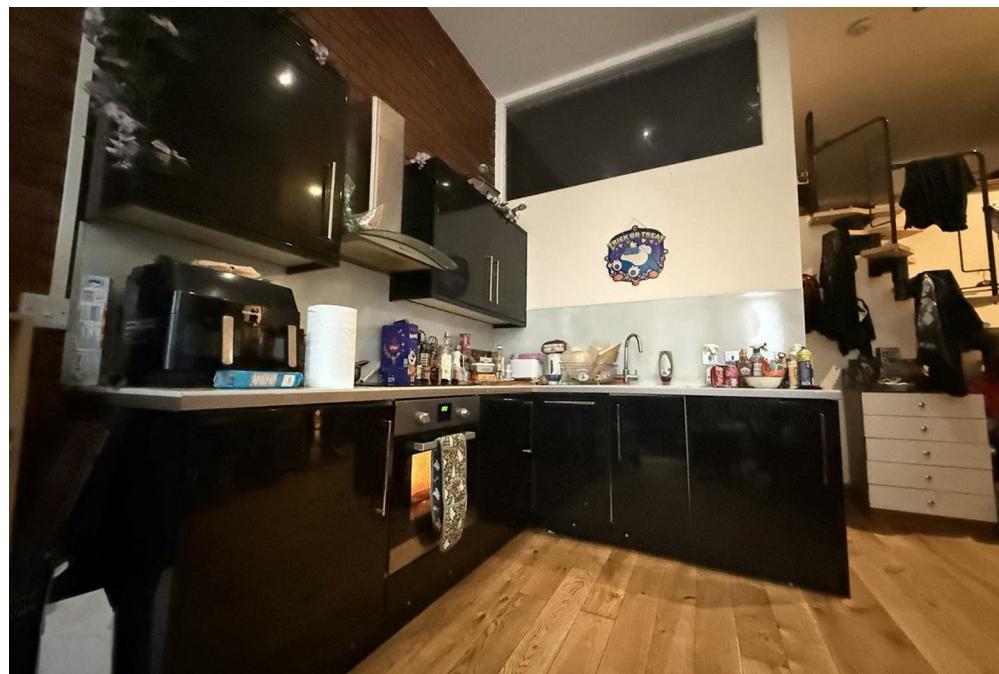
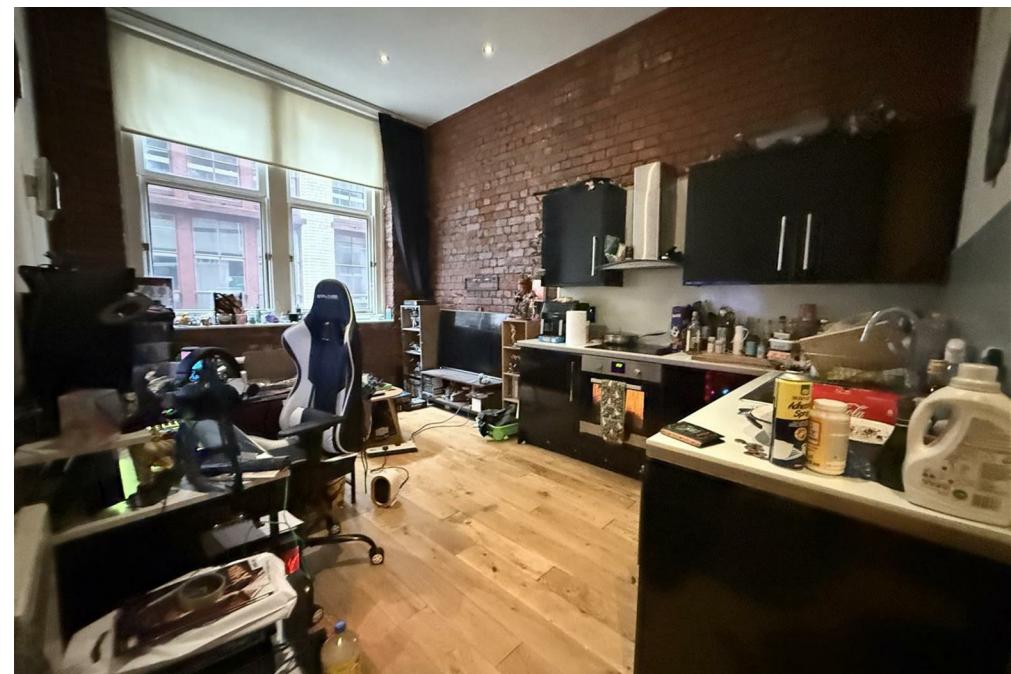
EPC Rating - C

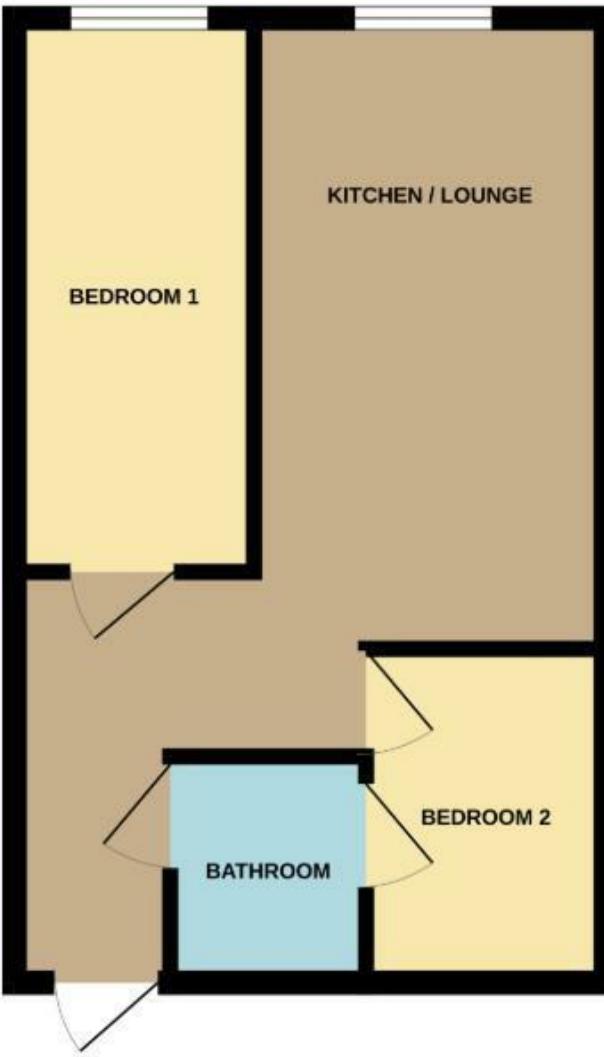
## **Agents Notes**

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		





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

