



Apt 404 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

EWS1 in place. Mortgage Buyers Welcome

Jordan Fishwick are pleased to offer for sale this FOURTH floor one bedroom apartment located a short distance from the city centre. The development has recently been refurbished by Urban Splash and offers modern living at a fraction of the city centre price. The apartment briefly comprises of: entrance hall, large corner living room with floor to ceiling windows, fitted kitchen with oven, hob and fridge. Good sized double bedroom, attractive bathroom suite with shower. Secure parking. B1 Rated EWS1 in place.. First time buyers or *Investment Opportunity - Rented at £700 until 09/10/2023 offering a 6.46% yield*

Price £124,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Living Room/Kitchen

23'6" x 13'5"

Bedroom

13'2" x 9'8"

Bathroom

Additional Info

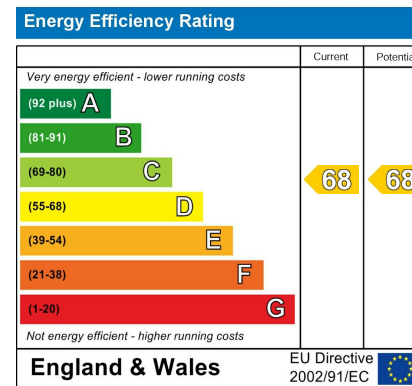
Council Tax Band A

Service charges - £216 per month

Ground rent - £335 per annum

Lease - 250 years from 4 February 2005

Council Tax Band A





FOURTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2022



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

