



Apt 14 1 River Street, Manchester, M1 5BB

CASH BUYERS. Rental Potential £1250-£1330pcm

EWS1 - B1 RATED! Jordan Fishwick are pleased to offer for sale this beautifully presented TWO BEDROOM third floor apartment located on River Street, part of the Macintosh Village community. River Street is located just a short walk from Oxford Road station, Manchester University and also offers easy access to the ring road. The apartment briefly comprises of: entrance hallway with storage, large open plan living room/kitchen/diner with access to balcony, two double bedrooms, master with en-suite shower room, and a well appointed bathroom. parking space included (in the multi-storey car park across the road).

Offers In Excess Of £210,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Laminate flooring. Ceiling light. Wall mounted heater.

Living Room/Kitchen/Diner

28'2" x 11'1"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer and dishwasher. Washing machine. Laminate flooring. Ceiling light. Wall mounted heater. TV and telephone points. Access to balcony.

Bedroom One

9'2" x 8'5"

Laminate flooring. Ceiling light. Wall mounted heater.

En-suite

Fully tiled suite. Low level W/C. Sink with mixer tap. Shower cubical with mixer shower. Shaver point. Wall mounted heater.

Bedroom Two

12'1" x 8'6"

Fitted carpet. Ceiling light. Wall mounted heater.

Bathroom

Fully tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Shaver point. Wall mounted heater.

Externally

Private balcony. Parking space included across the road in the multi-storey carpark. Lifts to all floors.

Additional Information

Service charges - £2729 including buildings insurance
Ground rent - £250 per annum (doubling every 25 years)
Lease - 977 years remaining
Management company - Zenith

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		
England & Wales	EU Directive 2002/91/EC	

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



3RD FLOOR



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