



# Apt 311 New Cross Central, Ancoats, Manchester, M4 5FU

Jordan Fishwick are pleased to offer the chance for a lucky buyer to purchase this off plan ONE BEDROOM third floor apartment in New Cross Central, due to be completed in September 2022. The one bedroom apartments that were originally being sold by the developers have now sold out, so secure this apartment now whilst you can! Homes are housed in a robust red brick exterior paying homage to the iconic buildings around the city. Inside, there are exposed concrete walls that are influenced by the raw beauty of industrial Manchester. New Cross Central is perfectly positioned to explore the cultural highlights of Manchester. You can be in the heart of the Northern Quarter in less than a five-minute walk. From there, you're spoilt for choice with independent shops, restaurants and bars to chose from. This unit is located towards Northern Quarter with a south facing aspect and is well sheltered from the busier Oldham & Rochdale roads. The apartment briefly comprises of; living room/kitchen/diner with storage cupboards, bedroom with wardrobe area and a well appointed bathroom. Potential rental income - £900 PCM offering a potential yield of 4.5%. Lifts to all floors and lockable bike storage. NO ONGOING CHAIN.

## Price £235,000

### **Viewing arrangements**

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

### **Living Room/Kitchen**

24'7" x 13'10"

Open plan living area. Recessed LED lighting. Full height feature windows. Telephone and TV Point to living area (Satellite and broadband enabled subject to purchase subscription). High quality fully fitted base and wall mounted units, doors and soft closing hinges. Solid surface worktop. Sink with brass finish mixer tap. Concealed LED lights below wall mounted units. Integrated electric oven and hob with extractor hood, dishwasher, and fridge/freezer. Cupboard housing washing machine. Wall mounted electric heater.

### **Bedroom**

17'4" x 9'1"

Recessed wardrobe area. Double glazed window. Wall mounted electric heater.

### **Bathroom**

Contemporary white steel enamel bath with fitted brass shower above bath and glass shower screen. White ceramic WC with concealed cistern. White ceramic wash hand basin with brass mixer tap. Electric heated towel rail. Fully tiled floors with partially tiled walls. Shaver point. Recessed LED spotighting. Mirrored cabinet with lighting above sink.

## Externally

Secure main entrance doors with video entry system. Secure courtyard garden maintained by service charge. Passenger lifts to all levels. Lockable cycle storage

## Additional Information

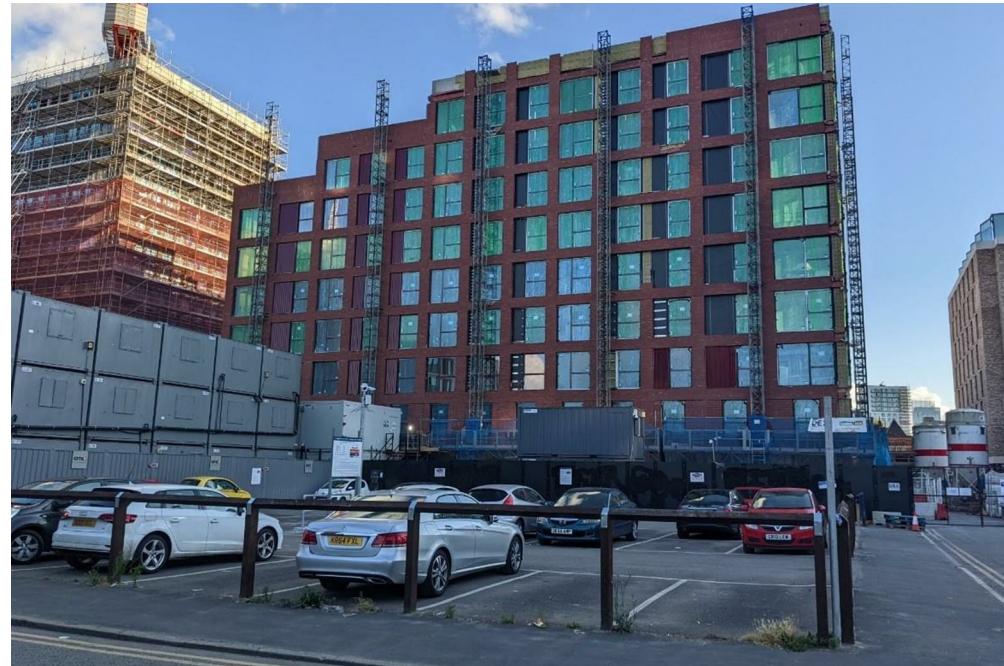
Ground rent - £100/pa.

Lease - 250 years from 2017

Service charge - £1327 per annum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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) A		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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Measurements are approximate. Not to scale. Illustrative purposes only.  
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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

