



From £1200  
From £1500  
From £1800  
From £2000  
From £2200  
From £2500  
From £2800  
From £3000

1 Bed 1 Bath  
2 Bed 1 Bath  
3 Bed 1 Bath  
4 Bed 1 Bath  
5 Bed 1 Bath  
6 Bed 1 Bath  
7 Bed 1 Bath  
8 Bed 1 Bath

1 Bed 1 Bath  
2 Bed 1 Bath  
3 Bed 1 Bath  
4 Bed 1 Bath  
5 Bed 1 Bath  
6 Bed 1 Bath  
7 Bed 1 Bath  
8 Bed 1 Bath

# Apt 303 Azure, Atelier, 2 Islington Street, Salford, M3 5LG

Jordan Fishwick are pleased to offer this recently built ONE BEDROOM third floor apartment at Azure, part of the Atelier development on Chapel Street. The apartment block is conveniently located between Central Manchester and University of Salford, with great bus routes in and out of the city. The apartment briefly comprises of: entrance hall with utility cupboard, open plan kitchen/lounge, bedroom with built in wardrobes, and a top spec bathroom. The development has secure bike storage, communal lounge and gardens, lifts to all floors, a secure post room, and a postage locker system keeping all parcels secure. PET FRIENDLY.

## Price £190,000

### **Viewing arrangements**

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

### **Entrance Hall**

Vinyl flooring. Utility cupboard housing washer/dryer and water tank.

### **Living Room**

14'9" x 13'6"

Vinyl flooring. Wall mounted electric heater. TV and telephone point. Spotlights. Video intercom system.

### **Kitchen**

8'3" x 7'3"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with induction hob over and extractor fan. Integrated full size fridge/freezer and dishwasher. Spotlights.

### **Bedroom**

12'5" x 8'8"

Fitted carpet. Wall mounted electric heater. TV point. Ceiling light. Built in wardrobes.

### **Bathroom**

Stunning tiled bathroom. Low level w/c. Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Vanity cupboard with mirror and lighting.

### **Externally**

Lifts to all floors. Communal gardens and gardens. Secure bike storage and post room.

### **Additional Information**

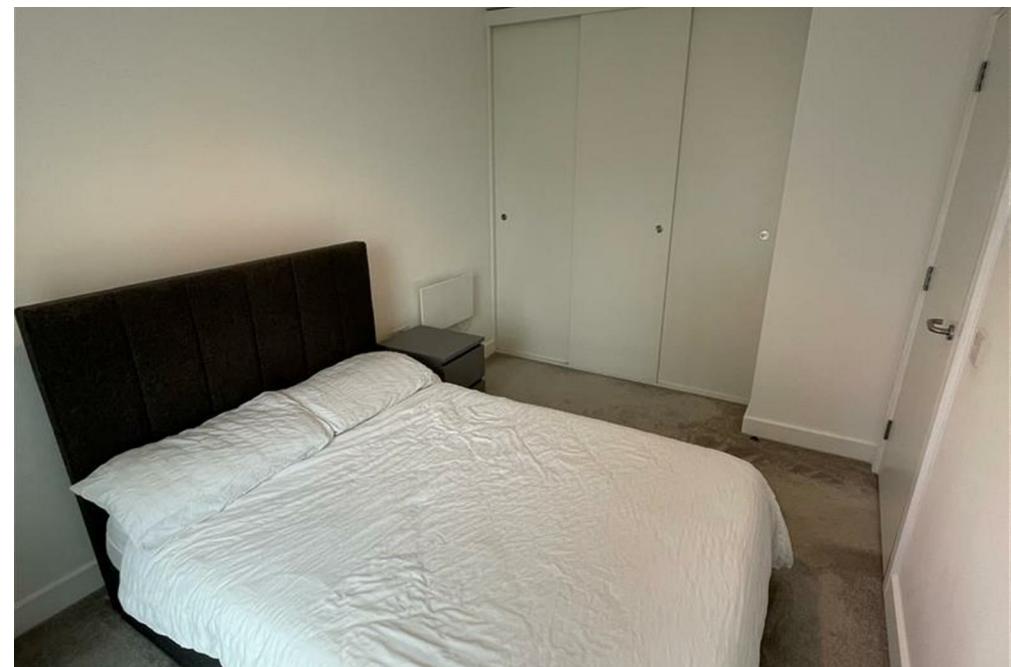
Lease - 250 years

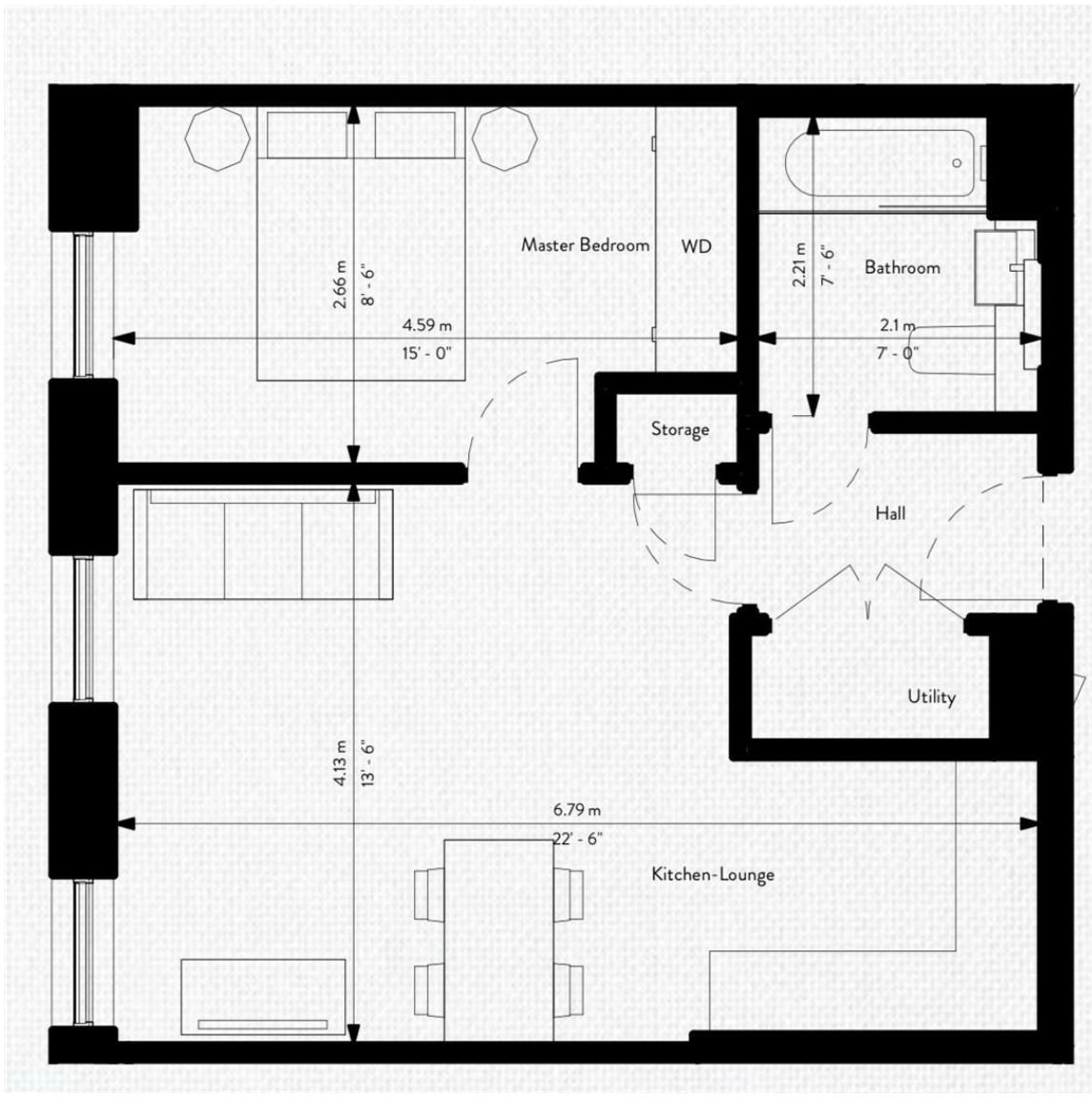
Ground rent - N/A

Service charges - £111 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 <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		
England & Wales	EU Directive 2002/91/EC	





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.

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