jordan fishwick

Apt 44 Bombay House, 59 Whitworth Street, Manchester, M1 3AB

We are pleased to have for sale this larger than average two bedroom apartment found on the 5th floor of the Bombay House which is part of the Granby Village Development. The apartment comprises of an entrance hallway leading to all rooms, the kitchen includes integrated appliances, a spacious lounge with access to a balcony with stunning views of Whitworth street. There are two double bedrooms with the master including an en-suite, there is also a family sized bathroom with modern fixtures and fittings. Residents also have access to pool and gym facilities. Secure allocated parking included. Mortgage Buyers Welcome. EWS-1 form available.

Asking Price £320,000

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

Entrance Hallway
Leads to all rooms, large storage room including the hot water tank.

Kitchen
9'0" x 10'3"
Range of wall and base units finished in a two tone high gloss grey and white with complimentary lighting and kitchen worktop. White tiled splashback, in-set sink with mixer tap, integrated washing machine/dryer, dishwasher, oven / hob and extractor fan.

Lounge
15'3" x 18'7"
Spacious lounge with wooden flooring, spot lighting, electric heater, access to the balcony with stunning views of Whitworth street.

Master Bedroom
13'9" x 15'3"
Fitted carpet, spot lighting, double glazed UPVC window, electric heater. access to balcony and access to en-suite.

En-suite
7'10" x 5'1"
Low level W.C, hand wash basin, fitted mirror, en-closed shower cubicle, rain attachment with mixer, heated towel rail.

Bedroom Two
13'10" x 9'2"
Fitted carpets, double glazed UPVC window, spot lighting, electric heater.

Bathroom
6'3" x 7'10"
Fully tiled bathroom, bath with glass shower screen and shower attachment and mixer, fitted inset mirror with shelving and spot lighting, low level W.C, hand wash basin.

Externally
Secure allocated parking space. Residents have access to swimming pool, gym, sauna, jacuzzi and games room.

Additional Information

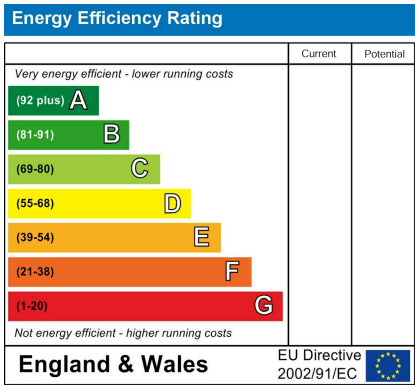
Service Charge- £4,027.10
Ground Rent- £00.00
EPC - TBC
Council Tax Band- F
Lease - 215 from 1985
Managing Agent- Paramount Block & Estate

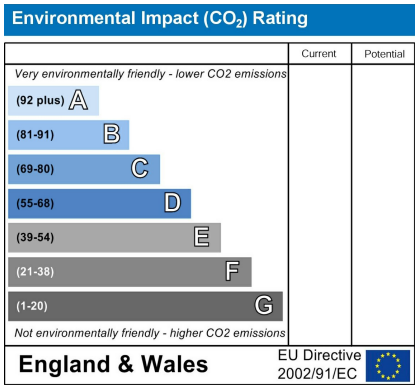
Agents Notes

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





Email: manchester@jordanfishwick.co.uk

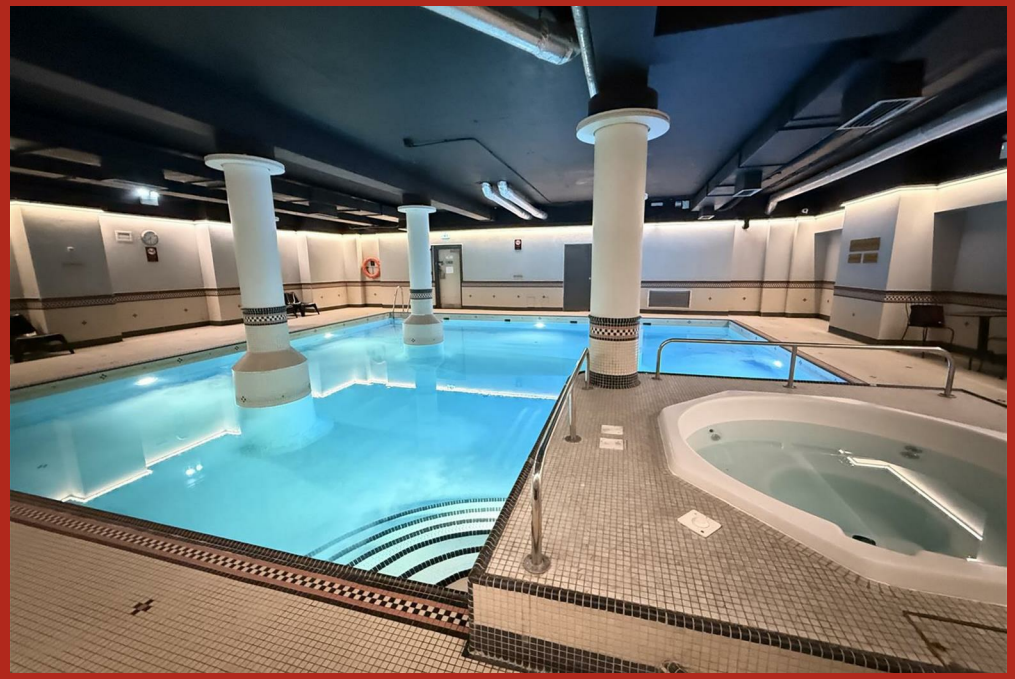
BOMBAY HOUSE

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