



# Apt 705 Christabel Tower, Dalton Street, Manchester, M40 7EH

\*EWS1 FORM AVAILABLE\* Investment Opportunity!

Jordan Fishwick are pleased to offer for sale this SEVENTH 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 with plenty of fitted storage cupboards, 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 \*Investors only - Rented at £900 until August 2024 offering a 8.3% yield\* NO ONWARD CHAIN.

## Price £125,000

### Viewing arrangements

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

### Entrance Hall

Storage cupboards. Intercom system. Access to all rooms.

### Living Room/Kitchen

23'6" x 13'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Fitted fridge and freezer. Laminate flooring. Ceiling light. Wall mounted heater. Dual aspect windows.

### Bedroom

13'2" x 9'8"

Fitted carpet. Ceiling light. Wall mounted heater.

### Bathroom

Low level w/c. Sink with mixer tap. Bath with mixer shower over. Heated towel rail.

### Externally

Secure allocated parking. Lifts to all floors. Bike storage.

### Additional Information

Council Tax Band A

Service charges - £190 per month

Ground rent - £200 per annum

Lease - 250 years from 4 February 2005

Management company - RMG

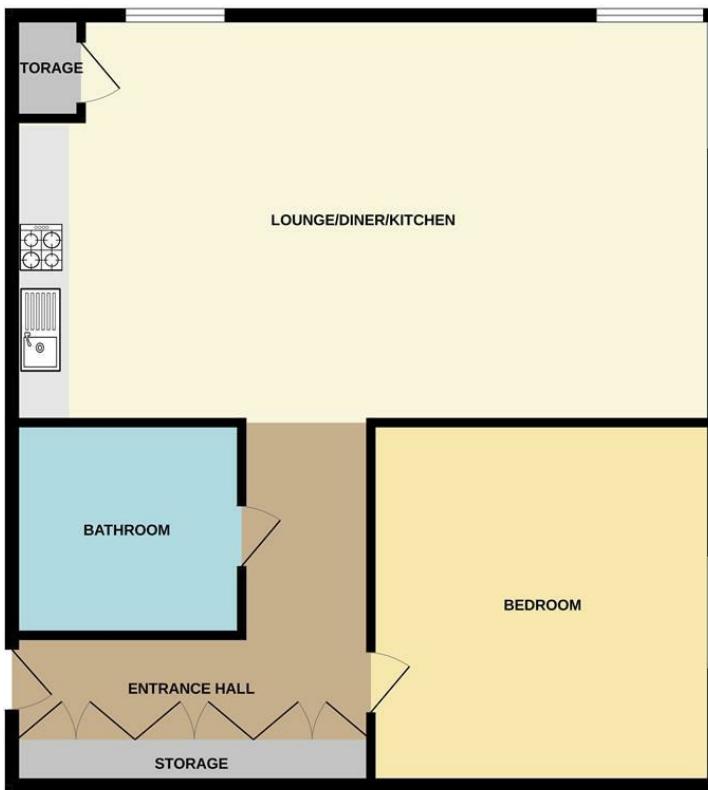
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

Email: [manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)



7TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

