



Apt 12 Mercury Building, 15 Aytoun Street, Piccadilly, Manchester, M1 3BL

FOR SALE BY TRADITIONAL METHOD OF AUCTION * CASH BUYERS ONLY! AUCTION

Jordan Fishwick are pleased to offer for sale this well presented one bedroom apartment situated within a short walk of Canal Street, Arndale Centre and Piccadilly Station. This delightful and spacious second floor one bedroom is immaculate throughout. Accommodation briefly comprises entrance hallway leading to separate fully fitted kitchen and good-size lounge with balcony off . One large double bedroom and modern bathroom. No parking, no onward chain. EWS1 IN PLACE!

Ground rent - £50 per annum
Service charges - £1980 per annum
Lease - 125 years from 2002

By Auction £135,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auctioneer Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Providing a welcoming reception space, the long entrance hall has attractive wooden-style flooring and access to a utility cupboard with provision for a washing machine.

Living Room

14'10" x 12'6"

The centrepiece of the apartment, the versatile living area enjoys excellent natural light from the fully glazed bi-folding doors leading out onto the balcony. Wooden-style flooring, two electric heaters, entry intercom.

Kitchen

12'1" x 6'6"

The partially-separated kitchen continues the wooden-style flooring from the hallway, creating a seamless flow, and a window provides natural light. Attractively fitted with a range of base and wall units and contrasting wooden-style worktops, integral electric double oven and hob with extractor hood, 1.5 bowl sink with mixer tap, integral dishwasher and fridge/freezer.

Bedroom

12'11" x 9'2"

A generous double bedroom with high-level internal window, carpeted floor, electric heater.

Bathroom

The luxuriously-appointed bathroom comprises a panelled bath with shower above, wash basin with mixer tap, WC, attractive tiled splashbacks and flooring, chrome heated towel rail.

Additional Information

Ground rent - £50 per annum

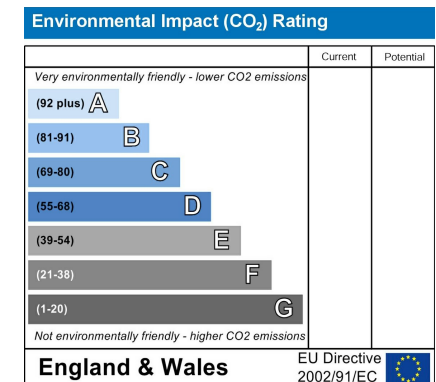
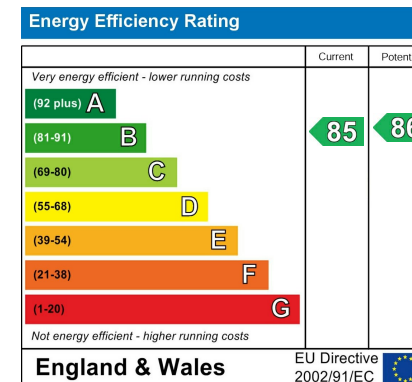
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Managing agents - Complete Property Management Solutions

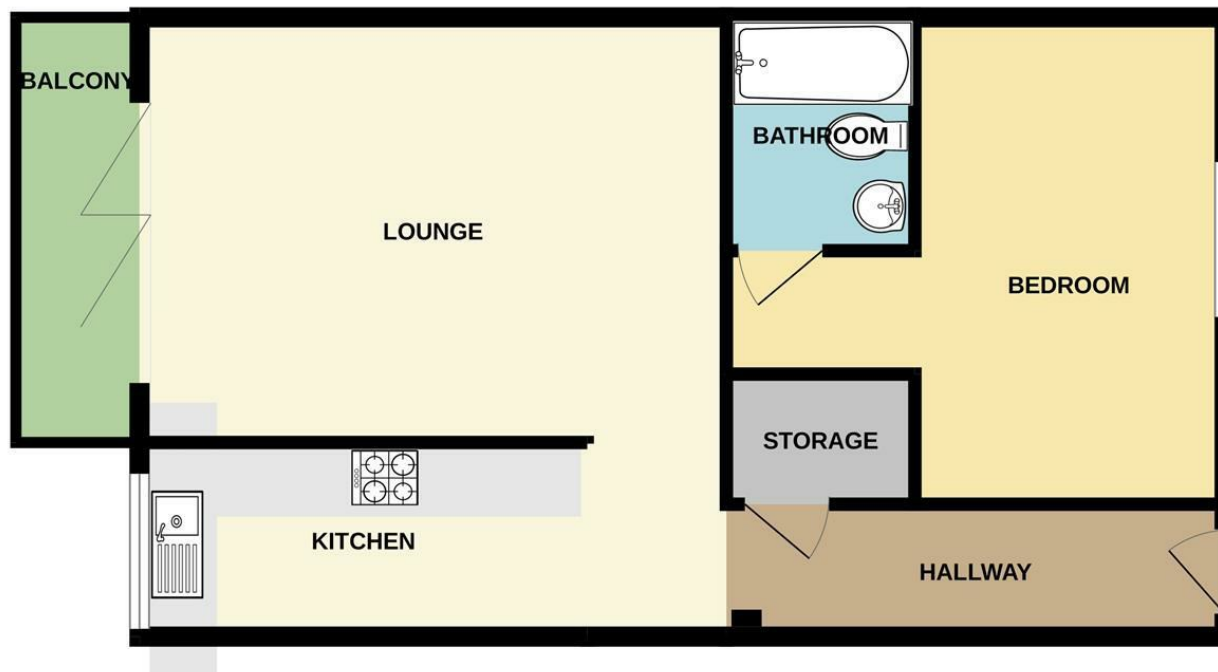
Agent Note

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.





FIRST 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

