



LINCOLN GATE



# Apt 408 Lincoln Gate, 39 Red Bank, Green Quarter, Manchester, M4 4AD

Jordan Fishwick are pleased to have for sale this charming Two bedroom apartment found on the fourth floor of the Lincoln Gate development in Green Quarter. The apartment comprises of a spacious open plan kitchen and living room with access to the balcony, meaning there is lots of natural light coming into the reception room. Two well proportioned bedrooms allowing a peaceful nights rest. There is also a family sized bathroom with modern fixtures and finishes.

## Asking Price £128,000

### Viewing arrangements

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

### The Building

The location of this apartment is particularly advantageous, with easy access to local amenities, transport links, and the vibrant culture that Manchester has to offer. Whether you are a first-time buyer or looking for a rental investment, this property presents an excellent opportunity to enjoy urban living in a sought-after area.

With its modern design and prime location, this apartment is a must-see for anyone seeking a comfortable and stylish home in Manchester. Don't miss the chance to make this delightful property your own.

### Hallway

Laminate flooring. Storage Room. Intercom System.

### Lounge / Kitchen

23'5" x 12'4"

Range of wall and base units with worktop over. Freestanding washing machine and fridge freezer. Cooker with hob over and extractor above. Ceiling light. Tiled splashback. Ceiling light. Wall mounted electric heater. TV and telephone point. Access to the balcony.

### Bedroom One

12'9" x 8'0"

Fitted carpet. Ceiling light. Wall mounted electric heater. Double Glazed UPVC Window.

## Bathroom

6'11" x 7'0"

Low level W/C. Bath with mixer shower over. Pedestal sink with mixer tap over. Towel Rail.

## Bedroom Two

7'1" x 15'11"

Fitted carpet. Ceiling light. Wall mounted electric heater. Double Glazed UPVC Window. Access to hot water storage.

## Externally

### Additional Information

Service Charge £2,667.96

Ground Rent £150.00

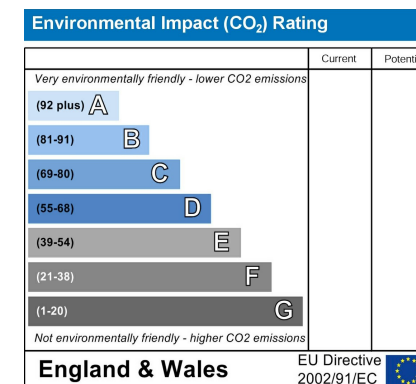
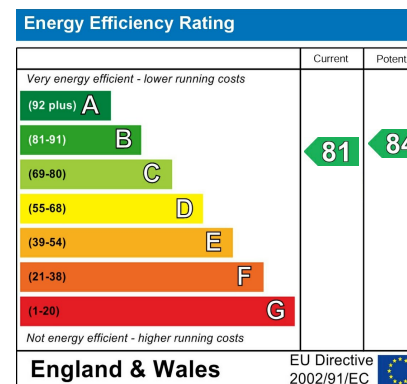
Lease 999 Years From 2006

Council Tax - C

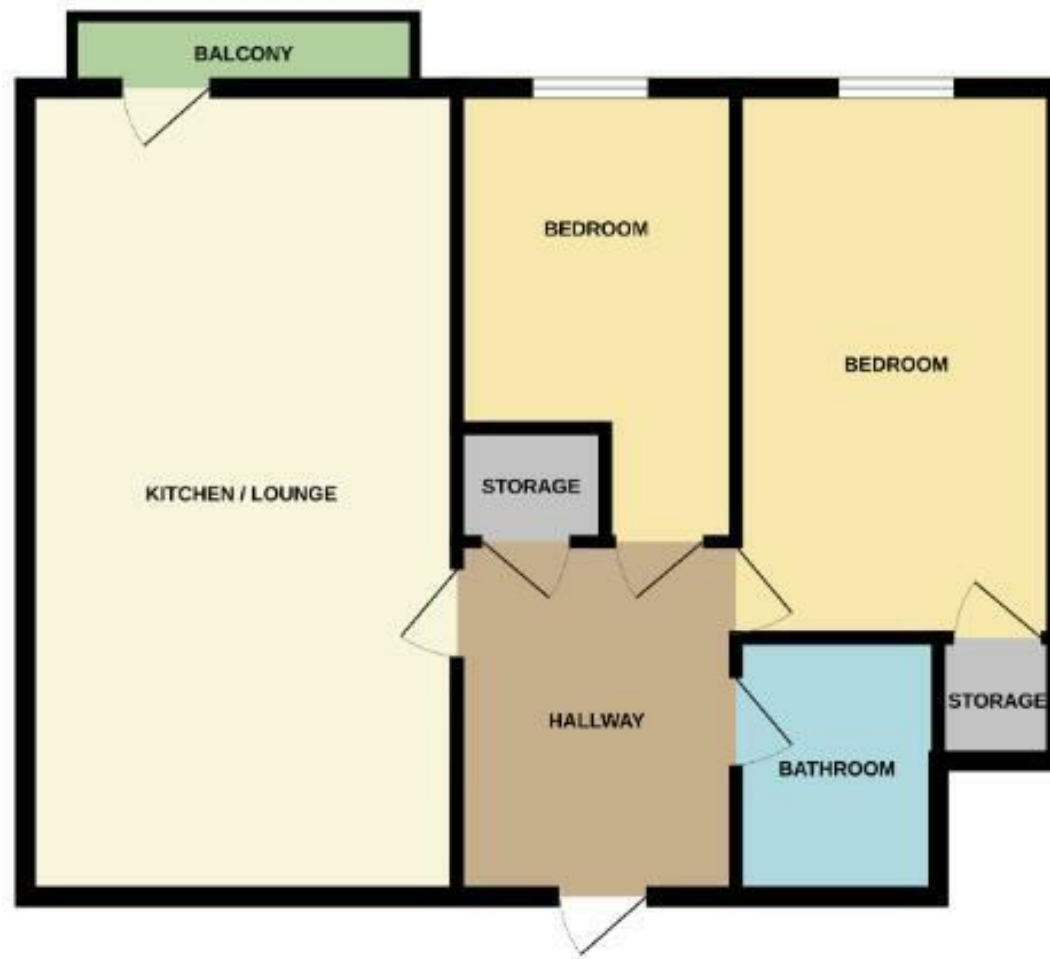
EPC Rating- B

## 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.







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