



HENRY  **WILTSHIRE**

www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

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Jefferson Place, 1 Fernie Street M4

Guide Price £230,000

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Leaseholder Certificate In Place - Mortgage Buyers Welcome

Jefferson Place, by Crosby Lendlease is a purpose built development located in The Green Quarter on the edge of the City centre. Set within stunning communal grounds and water features it's the perfect escape from the city's hustle and bustle.

Situated on the third floor this immaculate apartment has been renovated by the current owner to include a recently fitted white high gloss kitchen, deep pile carpet to the living area and a modern fresh decor throughout to show home standards - the bathrooms have refurbished and regouted making them feel fresh and appealing.

This superb property would suit a first time buyer or investor alike with the potential of £1250 PCM.

In brief comprising of : Secure communal entrance, lifts to all floors, private entrance hallway with tiled floor, storage cupboard housing the hot water cylinder and washer, open plan living area with access to the balcony overlooking the communal gardens, recently fitted white gloss kitchen with breakfast bar, integrated oven, hob, extractor, dishwasher and space for an American style fridge freezer, main bedroom with en suite shower room, further second double bedroom and a main bathroom with feature shower / bath area.

This property has to be viewed to be fully appreciated - contact us now to arrange your viewing.

Leaseholder Information

Tenure: Leasehold

Term: 150 Years from 1st August 2006

Ground Rent : £250 no review

Service Charge : £2024 PA

Council Tax Band: D - Manchester City Council

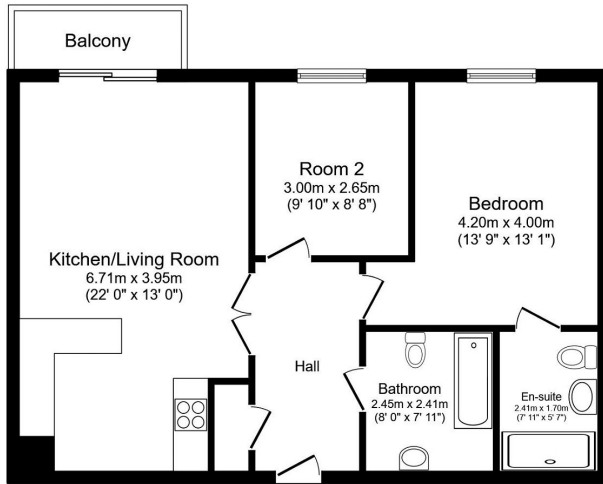
Parking : NO PARKING

Broadband : FTTC Connection available, line active

Mobile : Good reception with all networks

Water : Connect to mains water and drainage, supplied by United Utilities on a meter





Total floor area 70.0 m² (754 sq.ft.) approx.
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
 Plan produced for Henry Wiltshire. Powered by www.localagent.com

- Third Floor
- Recently Fitted Kitchen
- Communal Gardens
- Immaculate Throughout
- Two Double Bedrooms
- Ideal Investment Or FTB



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	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	

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