



Apt 117 Vicus, 73-83 Liverpool Road, Manchester, M3 4AQ

INVESTORS ONLY !! TENANTED UNTIL JULY 2025 CURRENTLY ACHIEVING £1,200 RENT PER CALENDER MONTH PROVIDING A 7.5% GROSS YIELD !!

Jordan Fishwick are pleased to offer this sunning one bedroom apartment on the first floor of Vicus, just off Deansgate. The purpose built block has a tiled foyer, stunning atrium and has lifts to all floors. The apartment is a great size one bed apartment and has the benefit of a secure undercroft parking. There is an enclosed verandah at the front of the property, perfect spot for your morning coffee. NO ONWARD CHAIN. MORTGAGE BUYERS WELCOME.

Price £189,950

Viewing arrangements

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

Entrance Hall

Wooden flooring. Access to all rooms storage cupboard.

Living Room

16'1" x 13'6"

Wooden flooring. Spotlights. TV and telephone point.
Airing/storage cupboard. Access to kitchen.

Kitchen

13'7" x 5'9"

Range of wall and base units with complimentary worktops over. Integrated appliances. Wooden flooring. Spotlights.
Under counter lights. Sink with mixer tap.

Bedroom

11'11" x 11'7"

Fitted carpet. Spotlights. Building in wardrobe.

Shower Room

Fully tiled shower room with walk in shower, floating sink with mixer tap, low level W/C. Heated towel rail.

Externally

Enclosed patio/verandah. Secure allocated parking. Fob access. Lift to all floors.

Additional Information

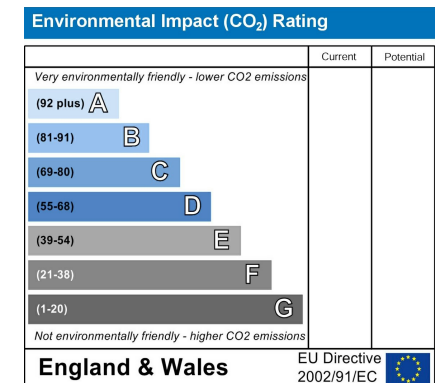
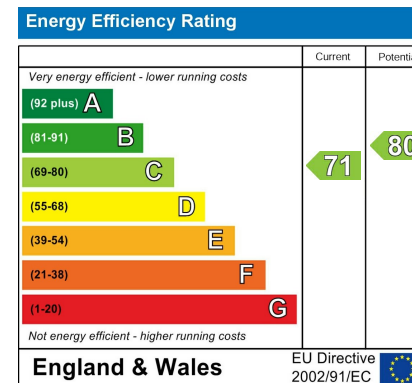
Lease - 150 years from 2004

• Flat Service Charge - £957.62 per half year

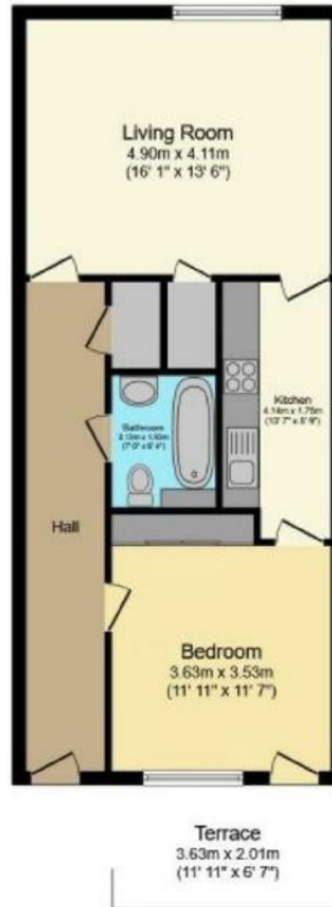
- Car Park Service Charge - £39.35 per half year
- Flat Ground Rent - £139.65 per half year
- Car Park Ground Rent - £13.67 per half year

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 were 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.







Floor Plan

Floor area 59.3 sq.m. (638 sq.ft.) approx



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.

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