



GREAT NORTHERN RAILWAY COMPANY'S GO

HURSTWOOD



A6-2 Great Northern Tower, Watson Street, Manchester, M3 4EE

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM, TWO BATH apartment on the 6th floor in Great Northern Tower, just a stones throw away from Deansgate and Spinningfields. The apartment block is located just off Deansgate giving fantastic access to train and tram stations and local restaurants and bars, The apartment is located at the end of the corridor giving 270 degree views around the development. The apartment briefly comprises of: entrance hallway with 2 storage cupboards, large open plan living room/kitchen with floor to ceiling windows, two double bedrooms, master with en-suite, and well appointed bathroom. The apartment benefits from a secure underground parking space and no onward chain. LIFTS TO ALL FLOORS. 24hr CONCIERGE. NO ONWARD CHAIN.

The cladding remediation works are fully funded by the developer (Taylor Wimpey) so we are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss.

Price £329,950

Viewing arrangements

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

Entrance Hall

Laminate flooring. Wall mounted electric heater. Wall lights. 2 x storage cupboard, one housing the washing machine and water tank.

Living Room/Kitchen

27'1" x 15'6"

Range of wall and base units with worktop over. Grill and oven with hob and extractor over. Integrated fridge/freezer and dishwasher. Sink with mixer tap. Laminate flooring. Wall mounted electric heater. TV and telephone point. Wall and ceiling lights. Access to balcony. Floor to ceiling windows.

Bedroom One

17'0" x 14'0"

Laminate flooring. Wall mounted electric heater. TV and telephone point. Access to balcony. Floor to ceiling windows.

En-suite

Shower cubical with power shower. Low level W.C. Sink with mixer tap. Heated towel rail. Shaver point. Window.

Bedroom Two

22'2" max x 10'1"

Laminate flooring. Wall mounted electric heater. TV and telephone point.

Bathroom

Bath with mixer shower over. Low level W.C. Sink with mixer tap.
Heated towel rail. Shaver point. Window.

Externally

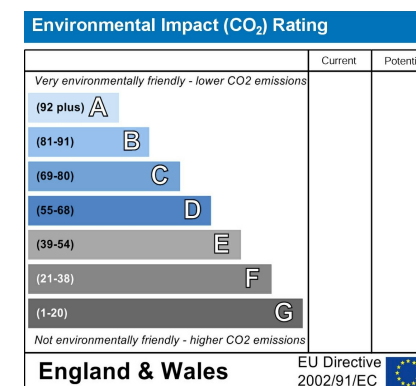
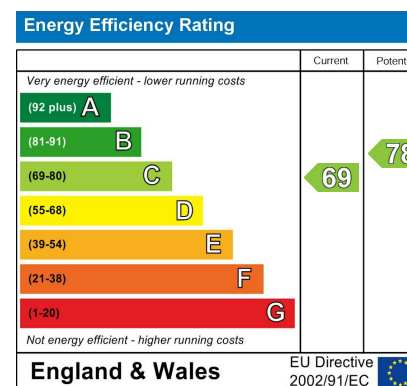
24 hour concierge. Lifts to all floors. 3 x balconies.

Additional Information

Service charges - Approx £4000 per annum

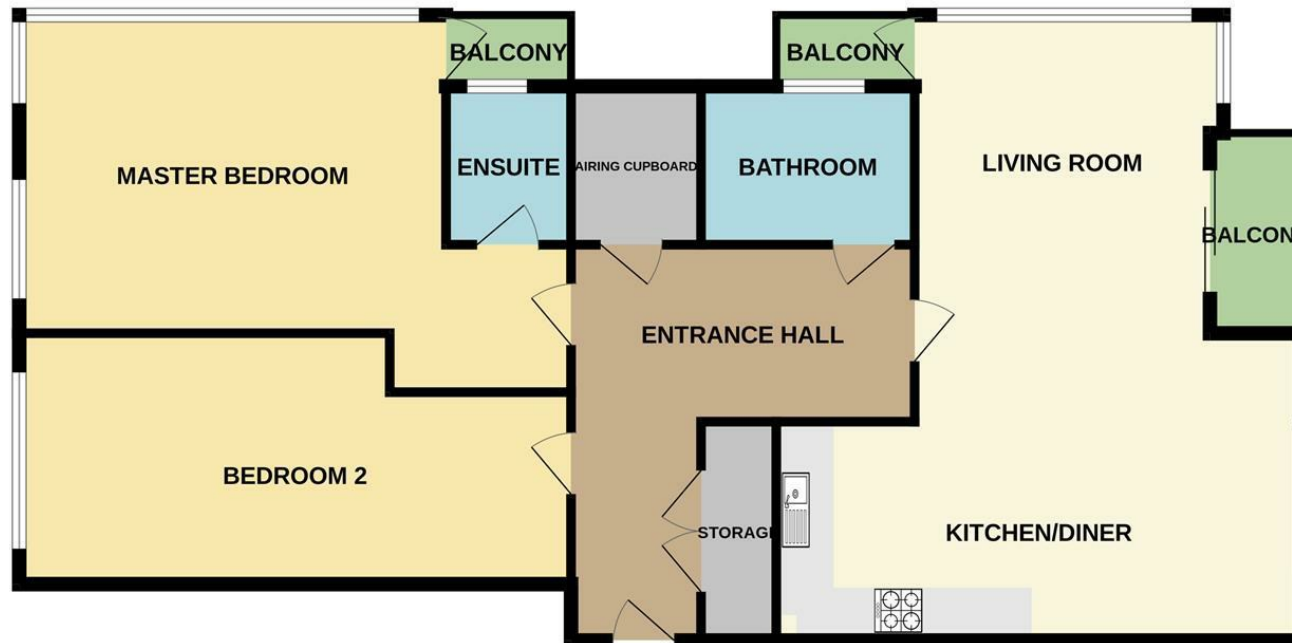
Lease - 150 years from 2003

Ground Rent - £275.97 per annum





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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