



# Flat 8 Printing Press House, 17 School Street, Millennium Quarter, Manchester, M4

4110

Jordan Fishwick are pleased to offer for sale this stunning, newly completed two bedroom ground floor apartment in Printing Press House, part of the NOMA development area. The building offers an abundance of character with stunning walk ways with exposed brick walls, stone flooring and metal artwork really adding to the industrial feel of the building. The apartment briefly comprises of: door leading in to kitchen/diner, open plan living room, two double bedrooms and a well appointed shower room. There is secure bike storage on site. No ongoing chain. Rented at £1100 pcm until August 2024\*

## Price £260,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Living Room/Kitchen/Diner

28'8" x 9'11"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, microwave, dishwasher and washer dryer. Cooker with hob and extractor over. Storage cupboard housing water tank. Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

### Bedroom 1

11'1" x 9'9"

Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

### Bedroom 2

10'8" x 9'11"

Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

### Shower Room

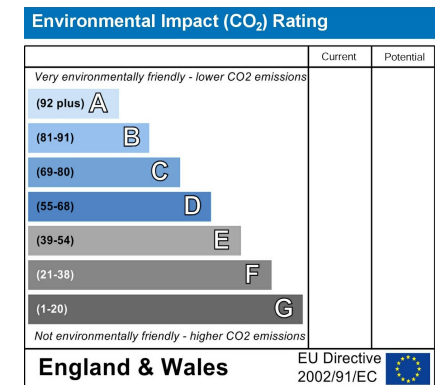
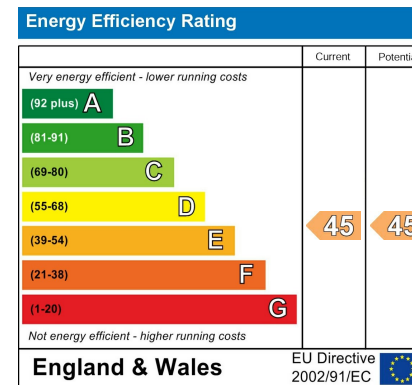
Partially tiled shower suite. Shower cubical with rain head shower. Floating sink with mixer tap. Low level W/C. Heated towel rail.

### Externally

Well maintained communal corridors with ceiling lights. Lifts to all floors. Secure bike storage.

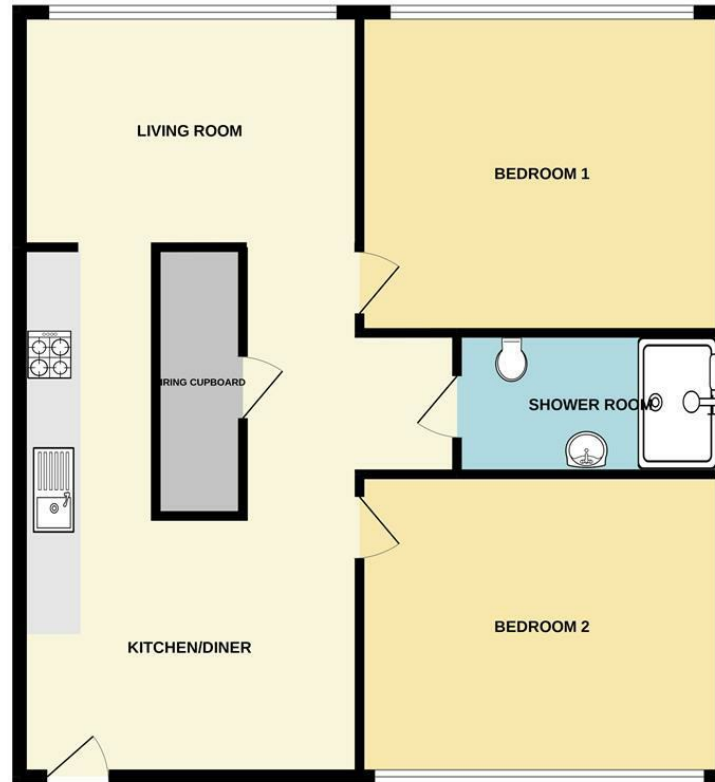
### Additional Information

Service charges - £1600 per annum  
 Lease - 250 years from and including 30 June 2020  
 Ground rent - £250 per annum  
 Council Tax Band - D





GROUND 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](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

