



Apt 315 Chips, 2 Lampwick Lane, New Islington, Manchester, M4 6BU

Jordan Fishwick are pleased to bring to market this contemporary canal side apartment within the award-winning, architecturally designed Chips Building, in the increasingly popular New Islington area, with views over the city bordering the popular Ancoats and Northern Quarter areas of the city. Just a stone's throw from Manchester City Centre with its multitude of shops, restaurants, bars, theatres and cinemas. The property also lies close to the A6, Piccadilly and Victoria Train Stations making it ideal for commuting out of the city.

In brief the property comprises; Double bedroom with en-suite, second double bedroom, family bathroom, lounge, modern kitchen and balcony offering views over the canal and the city. NO ONWARD CHAIN.

Cladding works underway which are fully funded. Due to be complete by October 2024. 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. Outside image was taken prior to scaffolding being erected.

Offers In Excess Of £210,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Laminate Flooring, Edge Lighting, Storage Cupboard.

Living Room/Kitchen

17'1" 13'6"

Four Metal Framed Double Glazed Windows to Front Aspect, Sliding Door Leading to Balcony on Side Aspect, Edge Lighting, Laminate Flooring. Kitchen area. White High Gloss Base and Eye-Level Units With Grey Tops Over, Stainless Steel Sink and Drainer with Mixer Taps, Red High Gloss Splashback, Tiled Floor, Integrated Electric Oven and Electric Hob With Integrated Extractor Over.

Bedroom One

11'7" x 8'3"

Two Metal Framed Windows To Front Aspect, Carpet, Edge Lighting, Storage Alcove.

En-suite

White Tiled Wet Room with Stainless Steel Shower Unit, Basin and Toilet, Spotlights To Ceiling.

Bedroom Two

12'7" x 7'10"

Black Metal Framed Double Window To Front Aspect, Carpet, Edge Lighting.

Bathroom

White Tiles To Floor and Walls, Mirrored Wall Above White Ceramic Toilet And Basin With Chrome Mixer Tap, Bath with Shower Ove, Edge Lighting.

Externally

Lifts To All Floors. Private Balcony.

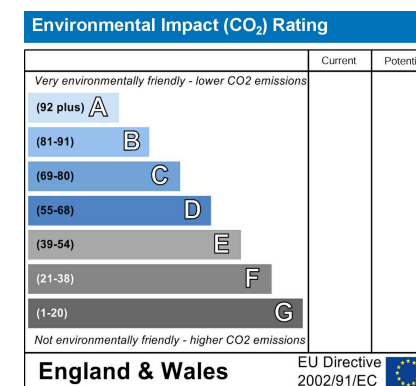
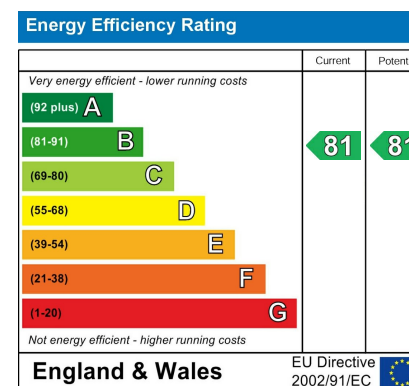
Additional Information

Service charges - £327 pcm (higher than normal due to cladding issues causing increase to building insurance premium)

Ground rent - £187.50 per annum

Lease - 125 years from 2009

Managing agents - RMG







TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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