



Apt 42 Tempus Tower, Mirabel Street, Manchester, M3 1NN

CASH BUYERS ONLY - MODERN METHOD OF AUCTION

Jordan Fishwick are pleased to offer for sale this stunning two bedroom SIXTH FLOOR apartment at Tempus Tower, just a stones throw away from Deansgate and Arndale Centre. The apartment is well presented throughout and offers the lucky buyer a property ready to move straight on in to. The apartment briefly comprises of entrance hall, living room/kitchen with access to balcony, two double bedrooms, master with en-suite and a well appointed bathroom. There are lifts to all floors, and an office hour concierge.

Rented at £1200 per month on a rolling contract.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auction Guide £150,000

Viewing arrangements

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

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase

price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Entrance Hall

Wooden flooring with electric wall heater and wall lights. Small service cupboard and deep storage housing hot water system.

Living Room/Kitchen

23'9" x 20'7"

This spacious area has ample wall and base units with built in oven, hob, and extractor hood, dishwasher and

fridge/freezer. Wooden laminate flooring and side window. Corner room with glazed windows and access to the terrace. Wooden laminate flooring with wall socket and tv point.

Bedroom One

12'7" x 10'5"

Spacious room with electric heater and glazed window and door leading to the en-suite. Fitted carpet. Ceiling and wall light.

En-suite

Tiled floor and mosaic walls, heated towel rail, wash hand basin, w.c and walk in shower cubicle.

Bedroom Two

14'4" x 9'11"

Fitted carpet. Ceiling and wall light. Electric heater.

Bathroom

Tiled floor and mosaic walls, heated towel rail, wash hand basin, w.c and bath with mixer shower over.

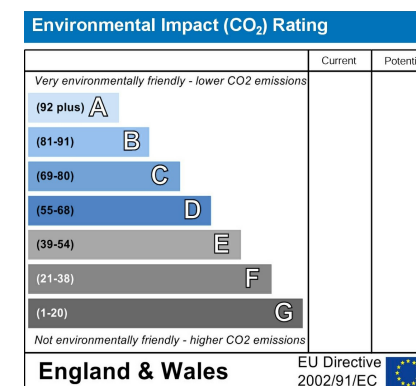
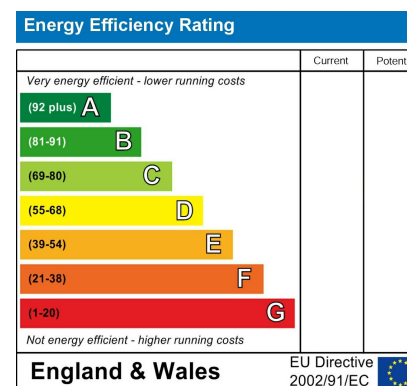
Additional Information

Service Charge £4000 per annum

Ground Rent £250 per annum

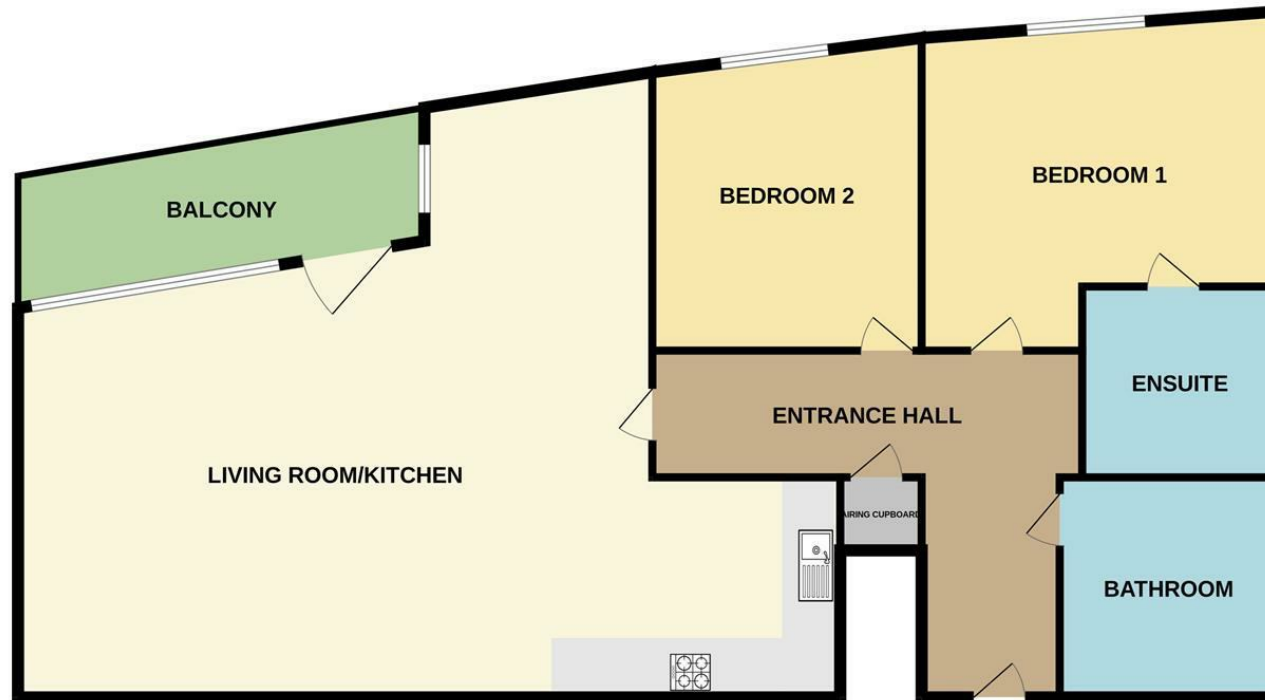
Lease 125 years from 2005

Council Tax Band D





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

