



Apt 12 Fusion Core 4, Middlewood Street, Salford, M5 4LN

Jordan Fishwick are now in receipt of an offer for the sum of £128,000 for Apt 12 Fusion, Core 4 Salford, M5 4LN

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, M3 4EN 0161 833 9499 prior to exchange of contracts.

Ground Rent £413pa. Cash Buyers Only

A generous size third floor TWO BEDROOM apartment set within George Wimpey's Fusion development just 10 - 15 minutes walk from Manchester City centre. Accommodation comprises of entrance hallway, living area with Juliet balcony, door leading to modern fully fitted kitchen with integrated appliances. Two bedrooms, master with en-suite and stylish three piece bathroom suite. This apartment is ideal for those wanting easy access to the Manchester ring road but within short walking distance to the city centre. EWS1 IN PLACE. NO ONWARD CHAIN.

Price £125,000

Viewing arrangements

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

Entrance Hall

Fitted carpet. Airing cupboard housing water tank. Access to all rooms.

Living Room

15'7" x 11'4"

Fitted carpet. Ceiling light. Radiator. Juliet balcony. TV/telephone point.

Kitchen

8'9" x 6'2"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge/freezer. Freestanding washing machine. Tiled flooring and splashback.

Bedroom One

11'4" x 8'5"

Fitted carpet. Juliet balcony. Ceiling light. Radiator. Access to en-suite.

En-suite

Low level w.c. Sink with two tap holes. Shower with mixer shower. Ceiling light.

Bedroom Two

10'9" x 5'10"

Fitted carpet. Ceiling light. Radiator.

Bathroom

Low level w.c. Sink with two tap holes. Bath with mixer shower over. Ceiling light. Heated towel rail.

Externally

Lifts to all floors.

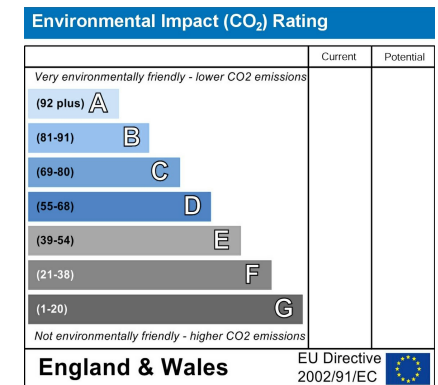
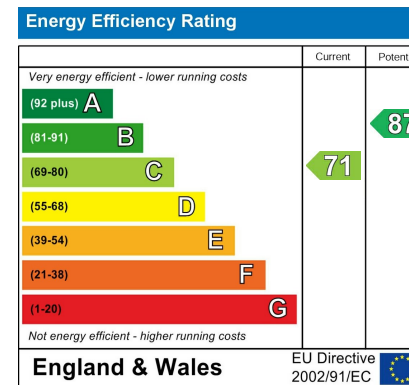
Additional Information

Service charges £157.84 per month (Contour Housing) TBC for 2024/2025 year ahead

Ground rent £413 per annum 10 year review @rpi

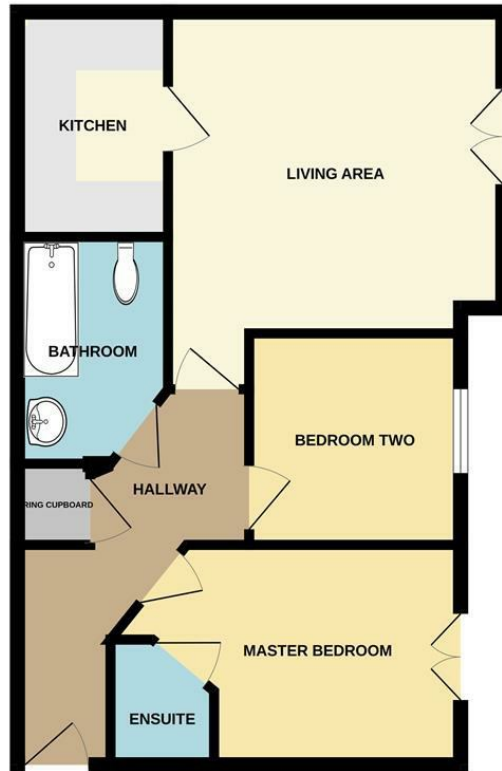
Lease - 150 years from 2004

Council Tax Band B





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023



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

