



Apt 605 McConnell Building, Jersey Street, Ancoats, Manchester, M4 6JA

EWS1 AVAILABLE - B1 RATING. MORTGAGE BUYERS INVITED.

Jordan Fishwick are pleased to offer for sale this stunning SIXTH FLOOR two bedroom apartment with STUNNING CITY VIEWS located in McConnell Building, part of the Royal Mills development. The apartment is located just a stones throw away from Cutting Room Square and offers easy access to Northern Quarter, Ancoats Marina and Piccadilly station. The apartment briefly comprises of: entrance hall, newly renovated open plan kitchen/living room, doors to balcony, two double bedrooms, and newly fitted main bathroom. Secure allocated parking included. NO ONGOING CHAIN!

Price £325,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wooden effect flooring. Large storage cupboard with plumbing for washing machine. Access to all rooms.

Living Room/Kitchen

22'3" x 8'7"

Brand new fitted kitchen with range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker (to be installed shortly) with hob and extractor over. Wooden effect flooring. Living room area leading to balcony. TV and telephone point. Spotlights. Wall mounted radiator.

Bedroom One

16'4" x 8'3"

Fitted carpet. Window. Ceiling light. Wall mounted radiator.

Bedroom Two

14'3" x 8'9"

Fitted carpet. Door leading to balcony. Ceiling light. Wall mounted radiator.

Bathroom

Brand new bathroom suite. Double ended bath with rainhead shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail. Spotlight. Shaver point. Partially tiled.

Externally

Secure parking included. Decked balcony with unrestricted views of the city. Lifts to all floors.

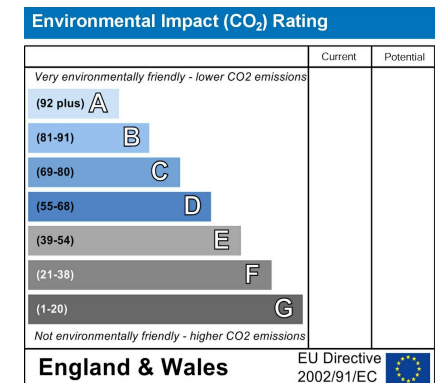
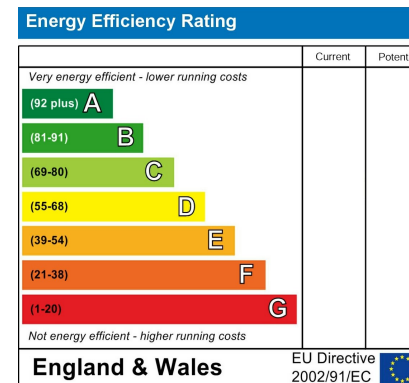
Additional Information

Council Tax Band D

Service charges - £3200per year (including gas for hot water and heating)

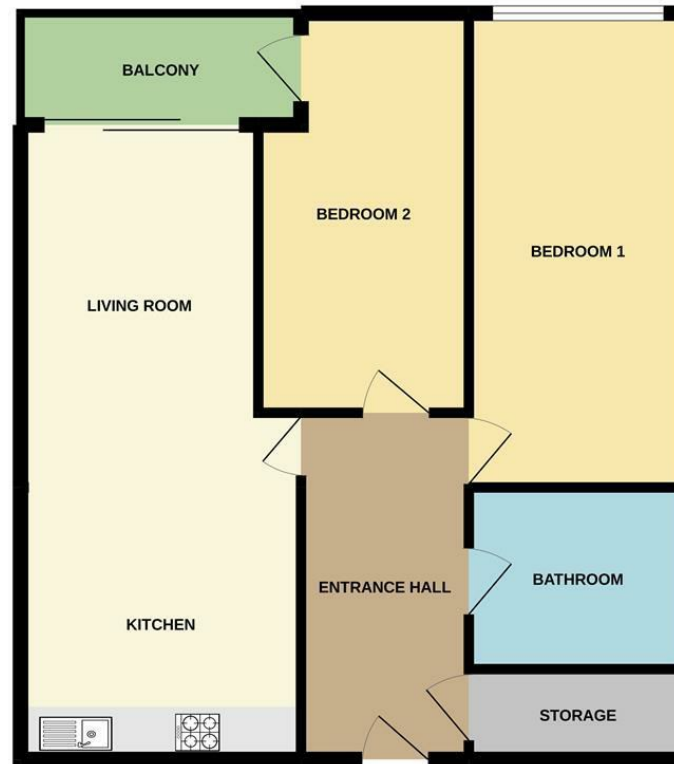
Ground rent - £175 per year

Lease - 150 years from 2004





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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