



Premier Inn



1804 City Heights, Victoria Bridge Street, Salford, M3 5AS

CASH BUYERS ONLY! (No cladding issues)

FOR SALE BY AUCTION

Jordan Fishwick are pleased to offer for sale this well presented large ONE BEDROOM apartment on the 18th floor of City Heights, just a short stroll from Deansgate and Spinningfields. The apartment briefly comprises of: entrance hall, open plan kitchen/living room with amazing views across the city centre, bedroom (also with skyline views) and a well appointed bathroom. There are also an airing cupboard off the hallway. NO ONGOING CHAIN. Tenanted till September 2024 for £825pcm.

Price £70,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auction Guidance

Auctioneer 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, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

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

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

Living Room/Kitchen

21'3" x 10'9"

Range of wall and base units with complimentary worktops over. Freestanding fridge/freezer and washer/dryer. Fitted oven with hob and extractor over. Sink with mixer tap. Spotlights. Tiled flooring. Living area with fitted carpet, ceiling light. 3 Large windows. Wall mounted electric heater.

Bedroom

13'8" x 12'9"

Fitted carpet. Ceiling light. 2 Large windows. Wall mounted electric heater.

Bathroom

Partially tiled bathroom suite. Bath with mixer shower over. Sink with mixer tap. Low level W/C. Shaver point. Spotlights. Vinyl flooring.

Externally

Lifts to all floors. Secure fob entry.

Additional Information

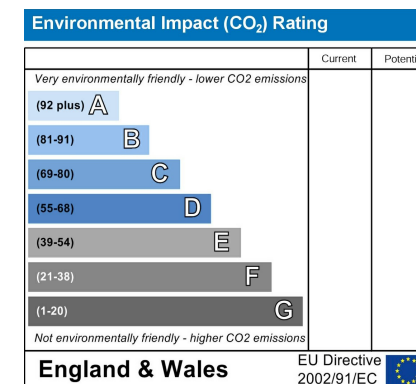
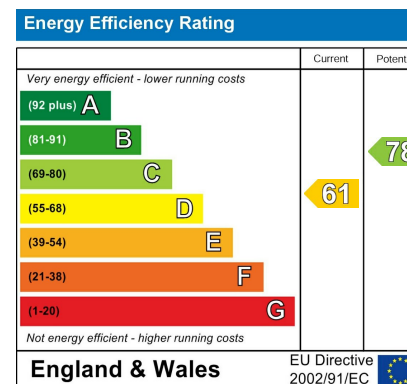
Lease - 130 years from 1999

Service charges - £4596.00 per annum

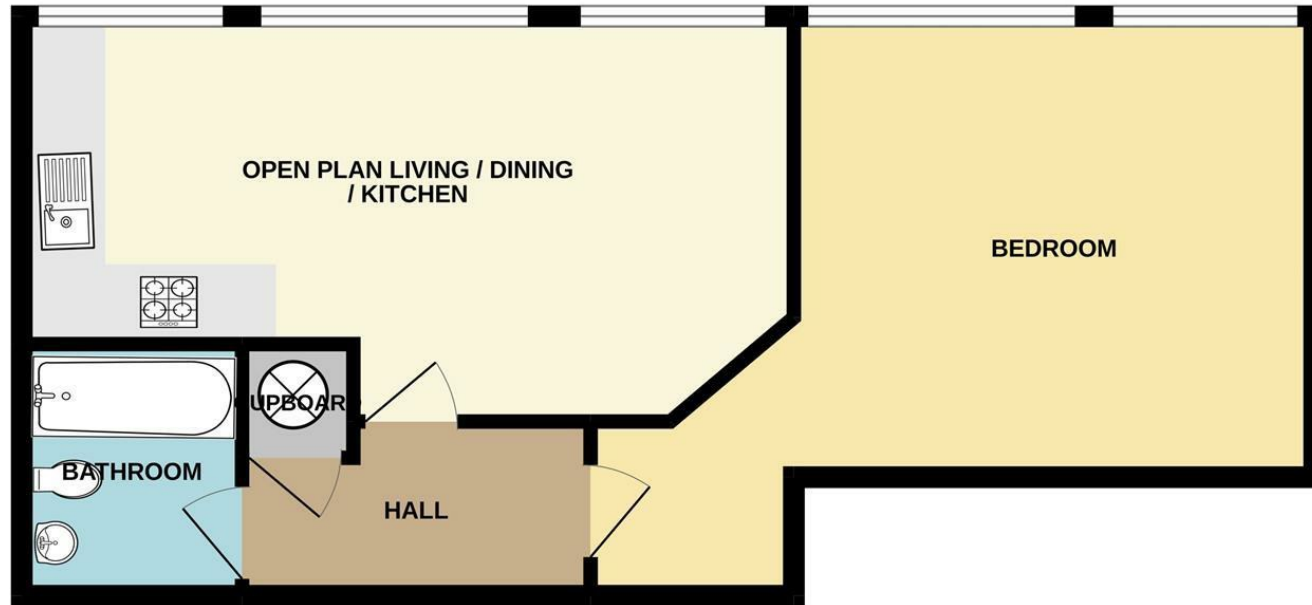
Ground rent - £120 per annum

Council Tax Band C

Building Managed By Premier Estates







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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