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Apartments

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# Apt 221 The Hacienda, 11 Whitworth Street West, Manchester, M1 5DB

We have received an offer of £161,000.

Any increased offers are to be received within 5 days of this publication at the above agents.

\*Investors only - sold with tenant in situ paying £960 pcm - 6.77% gross yield\*

Jordan Fishwick are pleased to offer for sale a one bedroom apartment at The Hacienda on Whitworth Street West in Manchester! This charming apartment boasts a cosy reception room open plan with the kitchen, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this property is ideal for a single professional or a couple looking for a stylish city pad.

## Price £169,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Wall mounted heater. Airing cupboard, and storage cupboard.

### Living Room/Kitchen

25'9" x 11'4"

Quality wall and base units with microwave, oven, hob and extractor hood, separate fridge and freezer and dishwasher. Tiled floor and entry phone system. Storage cupboard. TV and telephone point. Spotlights. Access to balcony.

### Bedroom

14'6" x 11'5"

Fitted carpet, Double glazed window, electric heater and t.v point. Fitted wardrobe.

### Bathroom

Three piece suite with tiled bath panel and shower over, wash hand basin and w.c. Fitted mirror unit with display plinth. Chrome heated towel rail and shaver point. Tiled floor.

### Additional Information

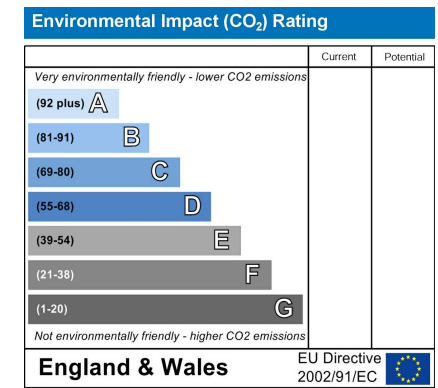
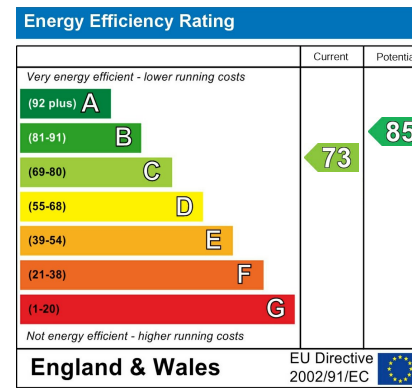
Service Charge £3124.52 per annum

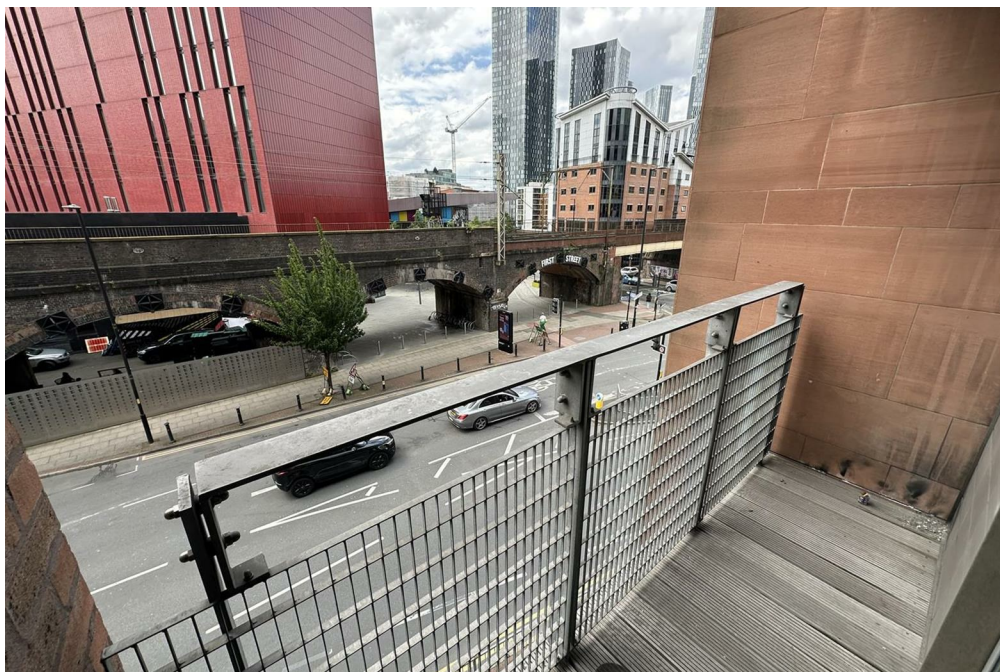
Lease 125 years from 2003. Fixed for 25 years then increasing with RPI every 10 years.

Ground Rent £250 per annum

Managing agent - Living City

Material Information - We have been advised that the property sits on a coalfield.





2ND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.  
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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