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LOWER ORMOND STREET



# Apt 111 The Quadrangle, Lower Ormond Street, Manchester, M1 5QD

Jordan Fishwick are pleased to offer for sale this apartment located on the sixth floor of The Quadrangle on Lower Ormond Street. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this flat is ideal for a young professional or a student looking for a convenient and comfortable living space.

Situated close to the university and Oxford Road, this flat offers easy access to educational institutions and a vibrant city life. The property features modern amenities such as a concierge service, lifts to all floors, and a lovely balcony where you can unwind and enjoy the views. Whether you're a student looking for a place near campus or a professional seeking a convenient city pad, this flat offers the perfect blend of comfort and practicality.

Don't miss out on the opportunity to make this flat your new home in Manchester. Book a viewing today and experience the convenience and charm that this property has to offer. EWS1 in place. No onward chain. Perfect for first time buyers or investors!

## 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. Access to all rooms.

#### Living Room/Kitchen

21'7" x 15'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer, dishwasher and microwave. Laminate flooring. Ceiling light. Wall mounted heater. TV and telephone point. Access to balcony.

#### Bedroom

13'1" x 11'3"

Fitted carpet. Ceiling light. Wall mounted heater. Access to balcony.

#### Bathroom

Bath with mixer shower. Sink with mixer tap. Shaver point. Heated towel rail. Storage cupboard.

#### Externally

Lifts to all floors. Private balcony. Concierge.

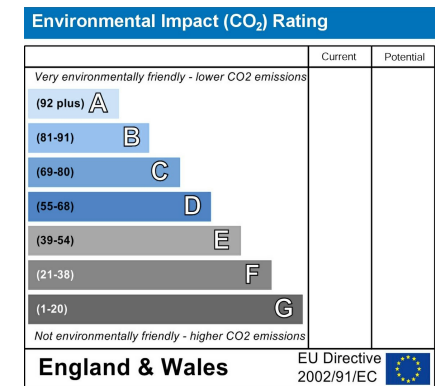
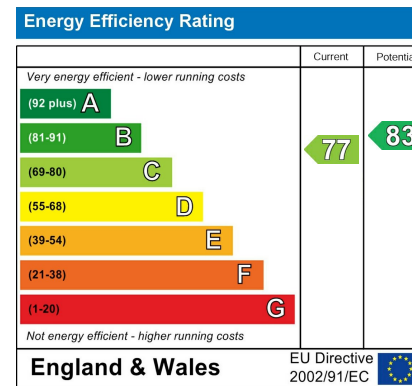
#### Additional Information

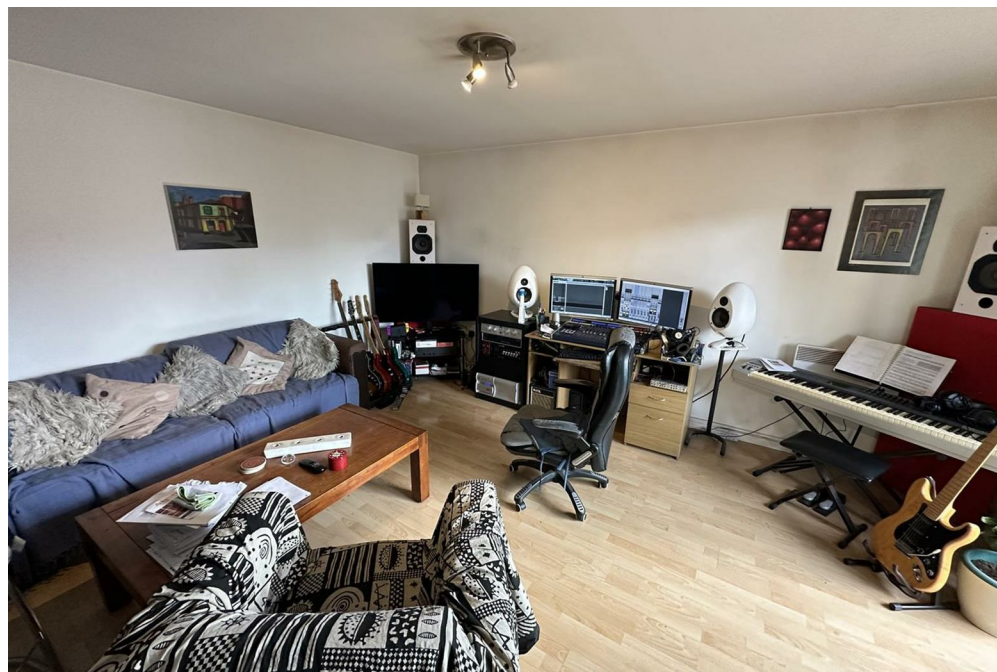
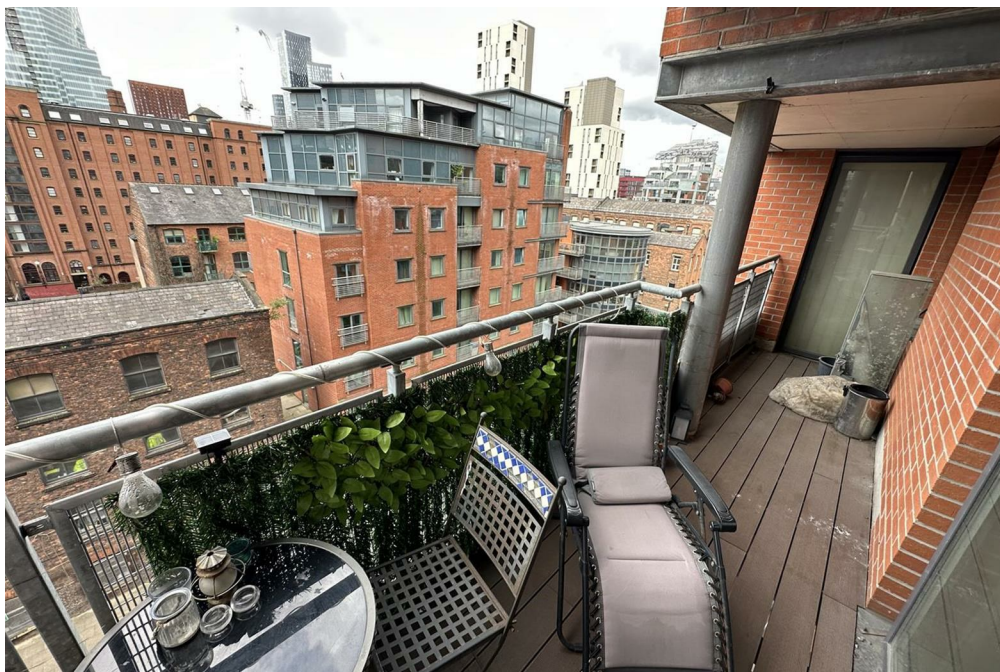
Service Charge £2541 per annum

Ground Rent £200 per annum (increases every 25 years the rent will increase five times the figure from the basic rent)

Lease 125 years from 2004

Management company - Zenith







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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