



Apt 3/4 360 Apartments, 1 Rice Street, Castlefield, Manchester, M3 4JL

Jordan Fishwick Estate Agents are the proud selling agents of this beautifully presented third floor apartment in the prestigious 360 Apartments development. The apartment is well proportioned throughout and offers the next occupiers ample living space as well as wonderful city centre views. The apartment briefly comprises of: Entrance hall, large living room with set back kitchen and dividing wall, two generous double bedrooms, two full en-suite bathrooms and storage in the hallway.

The apartment also benefits from a secure parking space, lift servicing all floors and a daytime concierge service. We recommend viewing this stunning flat to truly appreciate the accommodation on offer.

Although works are required due to cladding/fire safety issues, we have been informed that the works will be funded via Developer, Dandara who have signed the pledge to cover all costs. Mortgage buyers may be accepted using the 6 big lenders, discuss with your mortgage advisor/the branch

Price £299,950

Viewing arrangements

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

Entrance Hall

Wooden flooring. Spotlights. Storage cupboard housing the washing machine.

Living Room/Kitchen

27'3" x 17'1"

Range of wall and base units with worktop over. Built in cooker with hob over and extractor hood. Integrated fridge and freezer, and a dishwasher. Sink with draining area and mixer tap. Dividing wall between kitchen and living room. Floor to ceiling windows offering nice views. Telephone and television point. Spotlights. Underflooring heating.

Bedroom One

14'10" x 12'2"

Spotlights. Window. TV point. Access to en-suite. Underflooring heating.

En-suite

Low level W/C. Floating sink. Bath with shower over. Spotlights. Wall mounted towel heater. Partially tiled.

Bedroom Two

Spotlights. Window. TV point. Underflooring heating.

Bathroom

Low level W/C. Floating sink. Bath with shower over. Spotlights. Wall mounted towel heater. Partially tiled.

Externally

There is a day time concierge service available, underground allocated parking and a lift service to all floors.

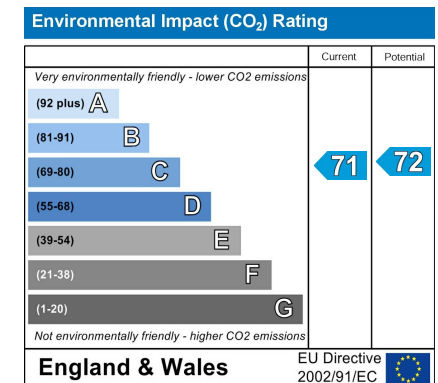
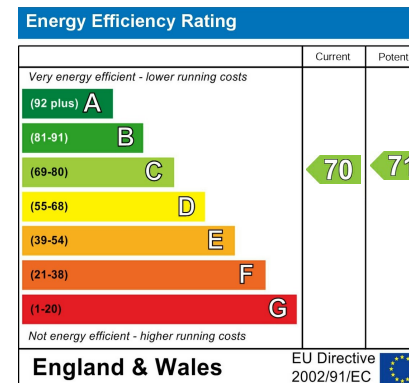
Additional Information

Service charges - £329.66 per month

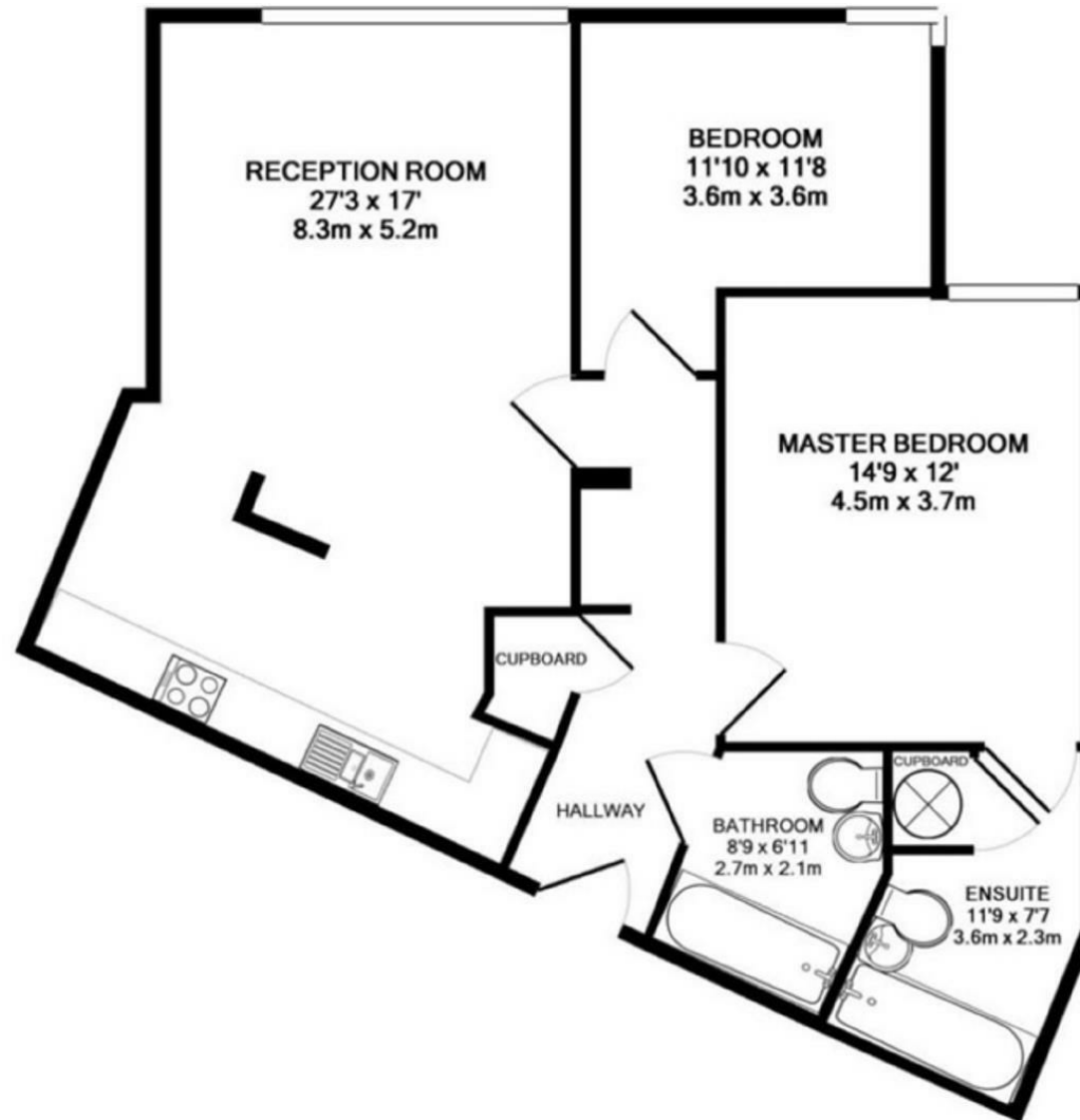
Ground rent - £329.10 per annum

Lease - 150 years from 2002.

Managing agents - Stevenson Whyte







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

