



# Apt 503 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

\*EWS1 IN PLACE - MORTGAGE AND CASH BUYERS INVITED\*

Jordan Fishwick are delighted to offer this fifth floor, two DOUBLE bedroom apartment in this popular Urban Splash development, located just a short walk from Arndale Centre, Northern Quarter and Shudehill. Featuring secure entry systems and GATED PARKING, the apartment briefly comprises of open plan living/ kitchen space benefits from a corner aspect and storage, two double bedrooms and a stylish bathroom. Furnished. Council Tax Band A. 716 sq ft. NO ONGOING CHAIN. Rented until April at £1100 pcm.

## Price £119,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Access to all rooms. Wooden flooring. Ceiling light.

### Living Room/Kitchen

23'11" x 14'9"

Range of wall and base units with complimentary worktops over. Cooker with hob and extractor over. Space for fridge/freezer. Cupboard housing washing machine. Sink with mixer tap. Wooden flooring. Ceiling light. Wall mounted electric heaters.

### Bedroom One

14'5" x 9'4"

Fitted carpet. Ceiling light. Wall mounted electric heater.

### Bedroom Two

14'5" x 8'2"

Fitted carpet. Ceiling light. Wall mounted electric heater.

### Bathroom

Bath with mixer shower over. Sink with mixer tap. Low level W.C. Heated towel rail.

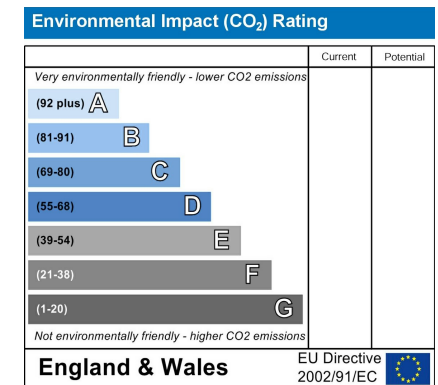
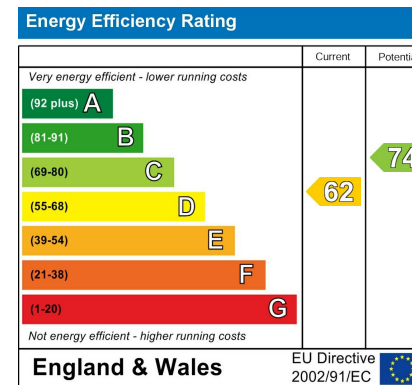
### Externally

Parking. Bike storage, Lifts to all floors.

### Additional Information

Service charges - £835 pounds per quarter with RMG management group. £3340 pa  
Ground rent - £335 per annum

Lease - 250 years from 2005  
Council Tax Band A







## 5TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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