



# Apt 201 Chips, Lampwick Lane, New Islington, Manchester, M4 6BU

Jordan Fishwick are pleased to bring to market this contemporary canal side apartment within the award-winning, architecturally designed Chips Building, in the increasingly popular New Islington area. The apartment boasts views over the city bordering the popular Ancoats and Northern Quarter areas of the city. Just a stone's throw from Manchester City Centre with its multitude of shops, restaurants, bars, theatres and cinemas, the property also lies close to the A6, Piccadilly and Victoria Train Stations making it ideal for commuting out of the city. In brief the property comprises; Open plan kitchen/living room, utility cupboard, bi-folding doors leading to double bedroom area with alcove for hanging rail and a well appointed family bathroom. NO ONWARD CHAIN. Rented at £875 PCM until July 2025.

\*Cladding works underway which are fully funded. Due to be complete imminently. We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss\*. Outside image was taken prior to scaffolding being erected.

## Price £110,000

### Viewing arrangements

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

#### Entrance Hall

Wooden flooring. Radiator. Wall light. Storage cupboard.

#### Living Room

14'7" x 9'4"

Wooden flooring. Radiator. Ceiling lighting. TV and telephone point.

#### Kitchen

6'3" x 6'0"

Range of fitted wall and base units with complimentary worktops over. Sink with mixer tap. Cooker with hob and extractor over. Fridge with freezer box. Storage cupboard housing washing machine. Tiled flooring. Undercounter lighting.

#### Bedroom

10'0" x 9'4"

Wooden flooring. Radiator. Ceiling lighting.

#### Bathroom

Fully tiled. Floating sink with mixer tap. Low level W/C. Bath with mixer shower over. Fitted mirror with cupboard behind.

#### Externally

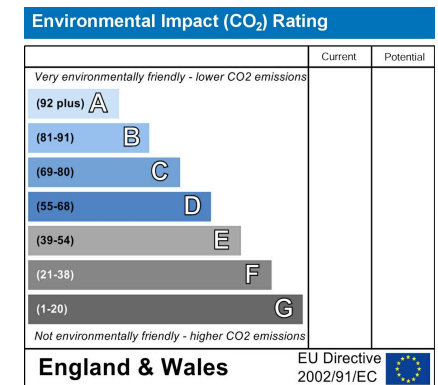
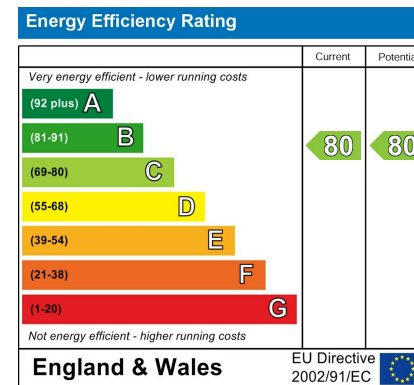
Lifts to all floors.

#### Additional Information

Service charges - £2608 per annum including building insurance premium

Ground rent - £215 per annum

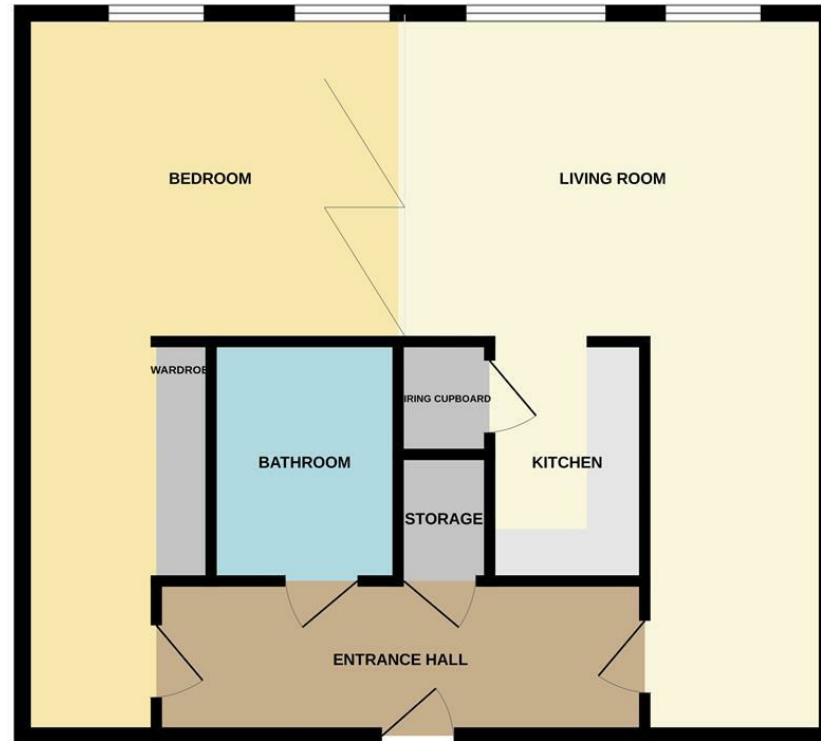
Lease - 125 years from 2009  
Managing agents - RMG







## SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



