





# Apt 315 Icon 25, 64 Shudehill, Northern Quarter, Manchester, M4 4AA

EWS1 IN PLACE. MORTGAGE AND CASH BUYERS INVITED.

Jordan Fishwick are pleased to offer this fantastic TWO BEDROOM third floor apartment at Icon 25. The apartment would make a great investment given the location, but would also be perfect for a first time buyer. The accommodation briefly comprises: entrance hall with storage cupboard housing water tank and washing machine, open plan kitchen/living room with storage cupboard and balcony, two double bedrooms, master with en-suite, and a well appointed main bathroom. The apartment is immaculately presented throughout and benefits from a lift to all floors and no onward chain. SECURE ALLOCATED PARKING.

## Price £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hallway

### Living Room/Kitchen

19'6" x 11'8"

Range of wall and base units with complimentary work tops over. Integrated fridge, freezer, dishwasher and microwave. Cooker with hob and extractor over. Spotlights. Wall mounted heater. TV/telephone point. Wall mounted heater.

### Bedroom One

16'7" x 8'7"

Fitted carpet. Spotlights. Wall mounted heater. Access to en-suite.

### En-suite

Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Bedroom Two

10'0" x 9'10"

Fitted carpet. Spotlights. Wall mounted heater.

### Bathroom

Partially tiled shower suite. Bath with mixer shower over. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

## Externally

Private balcony. Lifts to all floors. Secure allocated parking. Bike storage in basement.

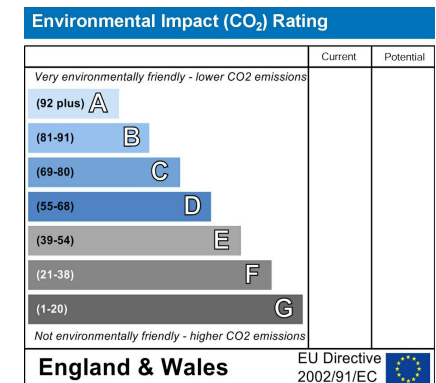
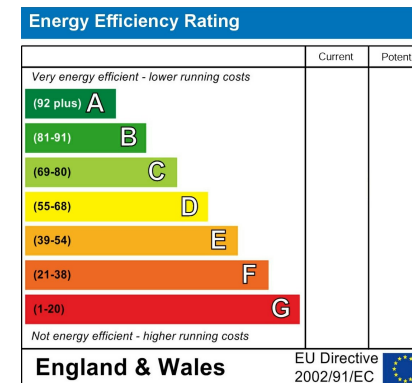
## Additional Information

Service charges - £1,964 per annum

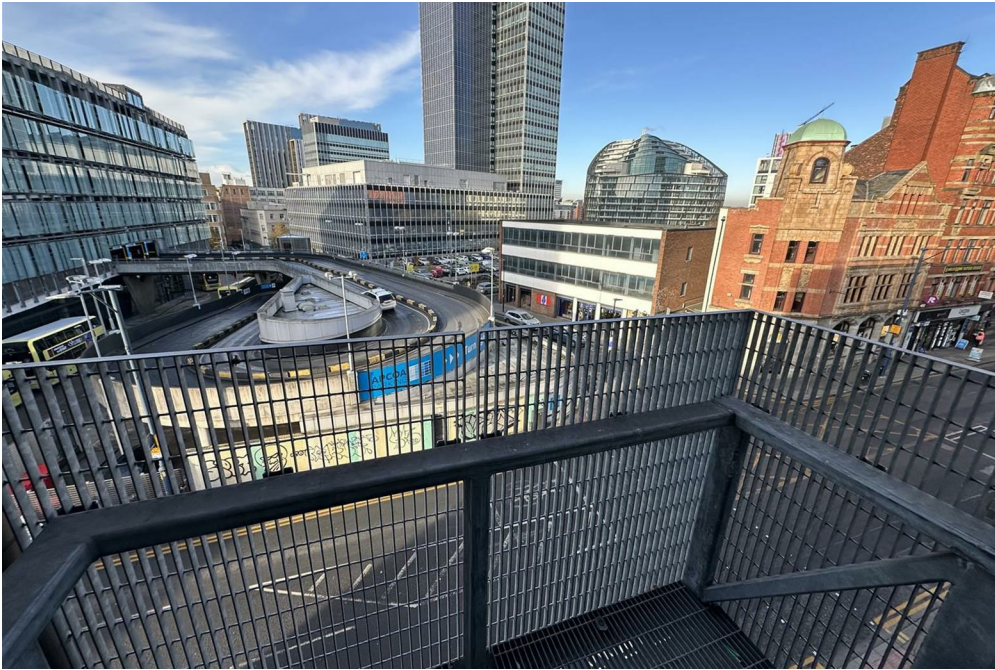
Ground rent - £150 per annum (reviewed after 25 years, then every 10 years).

Lease - 250 years from 2001

Managing agents - Realty







### 3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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