



Granby House



Apt 17 Granby House, Granby Row, Granby Village, Manchester, M1 7AR

Online Viewing Tour or Physical Viewing Available - <https://www.youtube.com/watch?v=IkSkLcQYwFc>

EWS1 available/Mortgage buyers invited.

Jordan Fishwick are pleased to offer for sale this stunning larger than average TWO BEDROOM apartment in Granby House, Granby Village, M1. The apartment is located on the 1st floor of this stunning converted building with lift access to all floors and boasts 871 sq ft of stunning accommodation. The apartment briefly comprises of: entrance hall, large open plan living room/kitchen, two bedrooms, main bathroom and two storage cupboards in the hallway. The property is immaculately presented throughout and has had an update to the kitchen and bathroom recently. Underground parking is available to rent or there is permit parking around the building included.

Price £230,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Wooden flooring. Ceiling light. 2 storage cupboards, one housing the washing machine. Air cupboard housing boiler. Intercom system.

Living Room

21'4" x 15'5"

Larger than average living room with high ceilings with wooden beam and feature windows. Wooden flooring. TV point. Ceiling lights. Impressive ceiling height of 3.54m.

Kitchen

10'2" x 6'1"

Range of wall and base units with complimentary work tops over. Freestanding fridge and freezer. Integrated cooker

with hob and extractor over. Sink with mixer tap. Ceiling light. Wooden beams. Continuation of wooden flooring.

Bedroom One

18'9" x 9'3"

Fitted carpet. Feature window. High ceiling. Wooden beams. Ceiling lights.

Bedroom Two

9'10" x 8'11"

Internal bedroom with glass blocks for natural light. Fitted carpet. Ceiling light.

Bathroom

Fully tiled bathroom. Bath with electric mixer shower over. Low level W/C. Pedestal sink with mixer tap over.

Externally

Lift to all floors. Outside permit parking available or you have the option to rent a space underground for approximately £60 - £65 PCM.

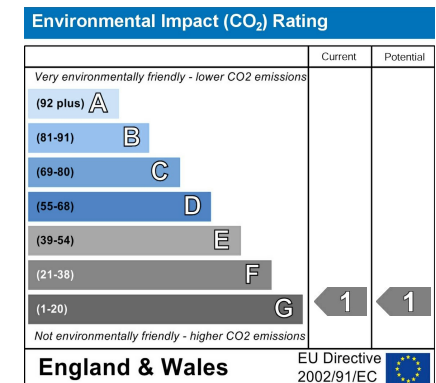
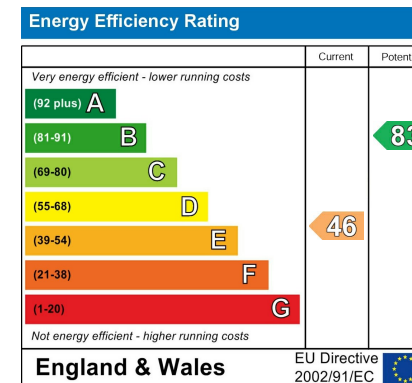
Additional Information

Lease - 215 years from 1985

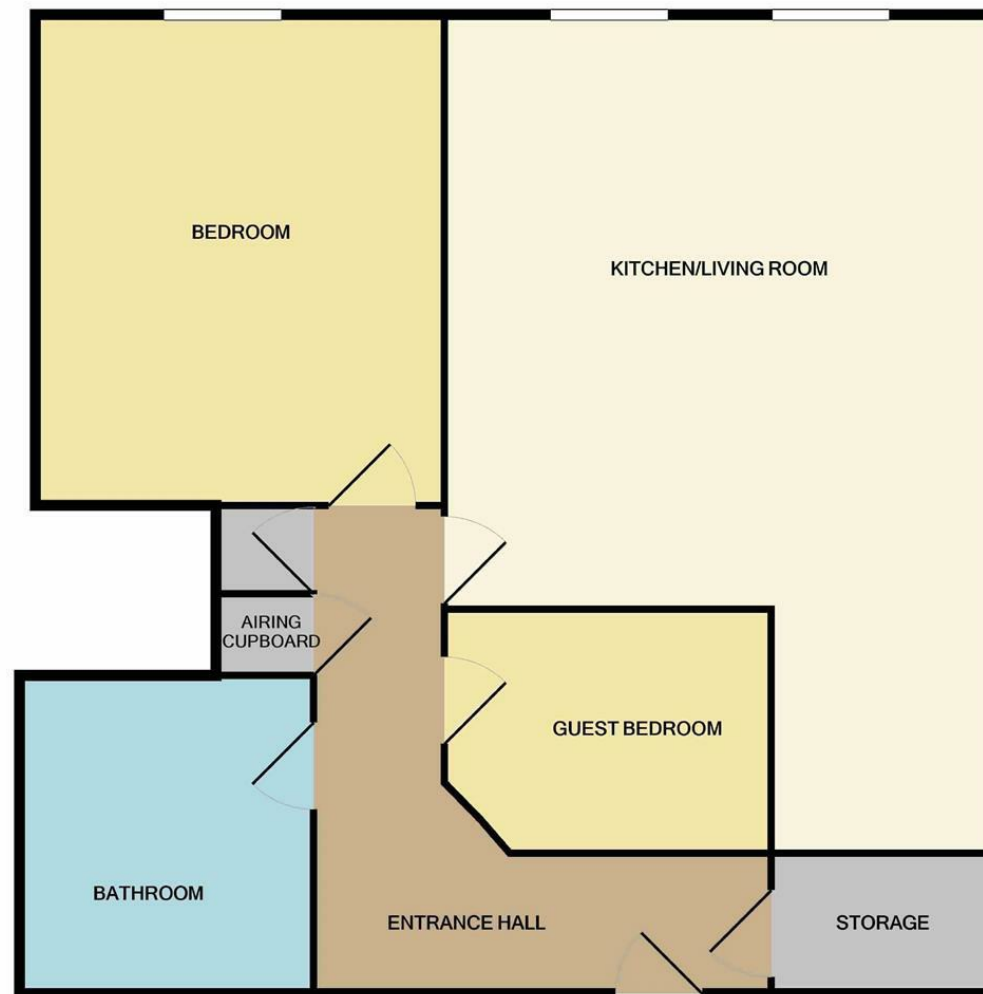
Service charges - £1800 PA.

Ground rent - None payable

Building Management Guinness







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
www.jordanfishwick.co.uk

