



Apt 111 The Quadrangle, Lower Ormond Street, Manchester, M1 5QD

FOR SALE BY TRADITIONAL METHOD OF AUCTION * CASH BUYERS ONLY! AUCTION DATE - 17th Of June 2025.

Jordan Fishwick are pleased to offer for sale this apartment located on the sixth floor of The Quadrangle on Lower Ormond Street. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this flat is ideal for a young professional or a student looking for a convenient and comfortable living space.

Auction Guide £130,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auctioneer Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.

The Property

Situated close to the university and Oxford Road, this flat offers easy access to educational institutions and a vibrant city life. The property features modern amenities such as a concierge service, lifts to all floors, and a lovely balcony where you can unwind and enjoy the views. Whether you're a student looking for a place near campus or a professional seeking a convenient city pad, this flat offers the perfect blend of comfort and practicality.

Don't miss out on the opportunity to make this flat your new home in Manchester. Book a viewing today and experience the convenience and charm that this property has to offer. EWS1 in place. No onward chain. VACANT.

Entrance Hall

Laminate flooring. Access to all rooms.

Living Room/Kitchen

21'7" x 15'5"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer, dishwasher and microwave. Laminate flooring. Ceiling light. Wall mounted heater. TV and telephone point. Access to balcony.

Bedroom

13'1" x 11'3"

Fitted carpet. Ceiling light. Wall mounted heater. Access to balcony.

Bathroom

Bath with mixer shower. Sink with mixer tap. Shaver point. Heated towel rail. Storage cupboard.

Externally

Lifts to all floors. Private balcony. Concierge.

Additional Information

Service Charge - £2241 PA (including building insurance)

Ground Rent £200 per annum (increases every 25 years the rent will increase five times the figure from the basic rent)

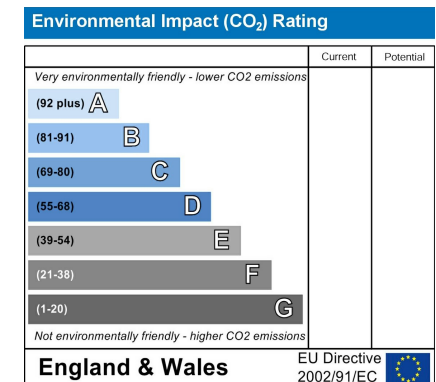
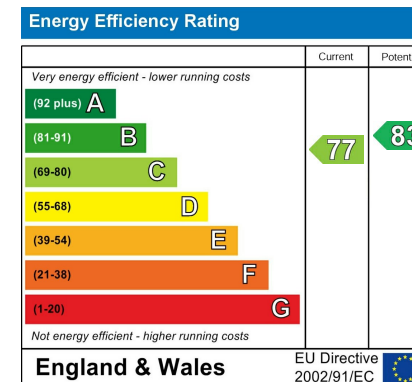
Lease 125 years from 2004

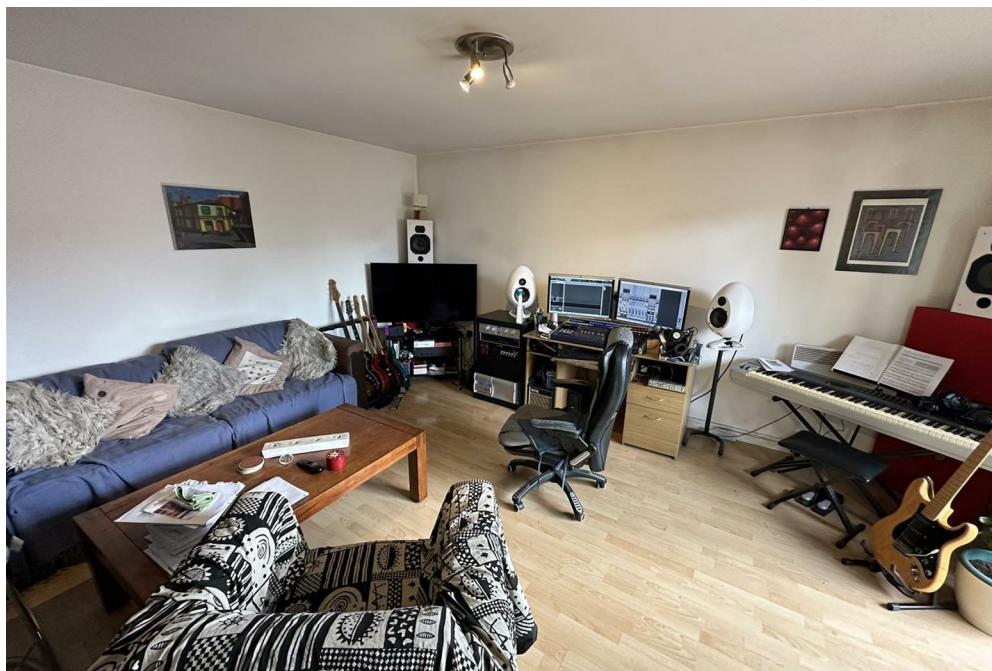
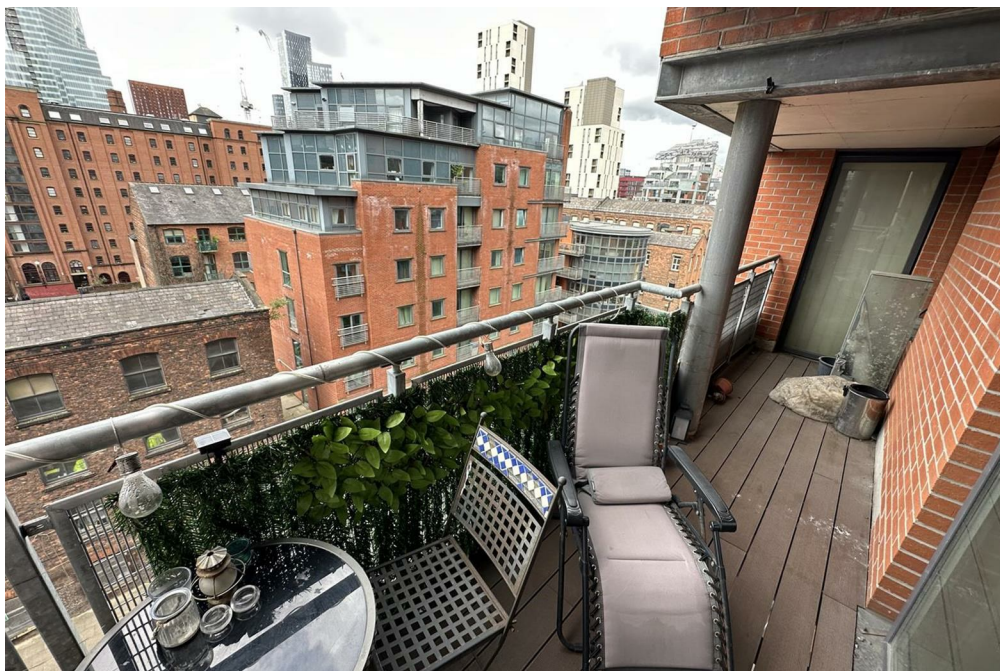
Management company - Zenith

reserve fund £5416.16 for 2025 only

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







Measurements are approximate. Not to scale. Illustrative purposes only
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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

