



Apt 307 The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD

Jordan Fishwick are pleased to offer for sale this large THREE BEDROOM apartment located in the heart of Central Manchester, just a 2 minute walk from Oxford Rd. The apartment is located on the third floor of the development and boasts water views from the balcony, lifts to all floors and a 24 hour concierge. The apartment briefly comprises of: entrance hall with utility room, open plan living room/kitchen leading to balcony, 2 double bedrooms, master with en-suite, small double room, and a well appointed bathroom. NO ONWARD CHAIN. NO PARKING.

The cladding remediation works are fully funded by the developer, Dandara. 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 an EWS1. Please take advice from mortgage lender or speak to branch to discuss.

Price £300,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Intercom system. Spotlights. Utility room housing washing machine. Wall mounted heater.

Living Room/Kitchen

28'3" x 8'5"

Range of wall and base units with complimentary worktops over. Integrated dishwasher, cooker with hob and extractor over. Freestanding fridge/freezer. Spotlights. Laminate flooring. Wall mounted heater.

Bedroom One

10'10" x 10'1"

Fitted carpet. Spotlights. Wall mounted heater.

En-suite

Low level w/c. Sink with mixer tap. Shower with mixer shower. Mirror. Spotlight.

Bedroom Two

26'5" x 8'5"

Wooden flooring. Spotlights. Wall mounted heater.

Bedroom Three

9'3" x 5'11"

Fitted carpet. Spotlights.

Bathroom

Low level w/c. Sink with mixer tap. Bath with mixer shower. Mirror. Spotlights. Heated towel rail.

Externally

Balcony with water views. Lifts to all floors. 24 hour concierge. NO PARKING.

Additional Information

Ground rent - £350 per annum

Service Charges - £5156 per annum

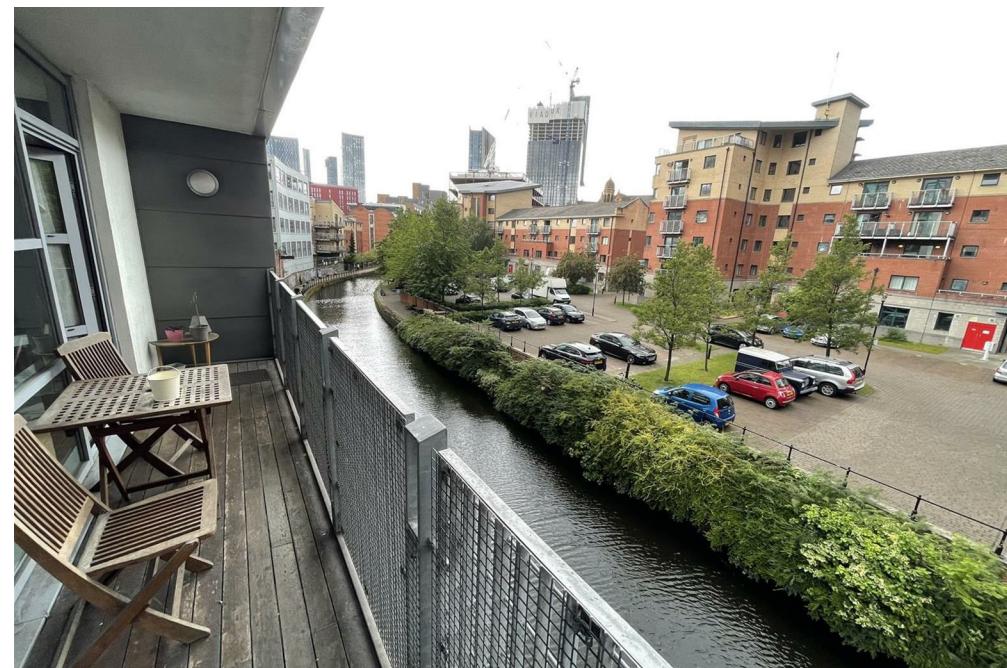
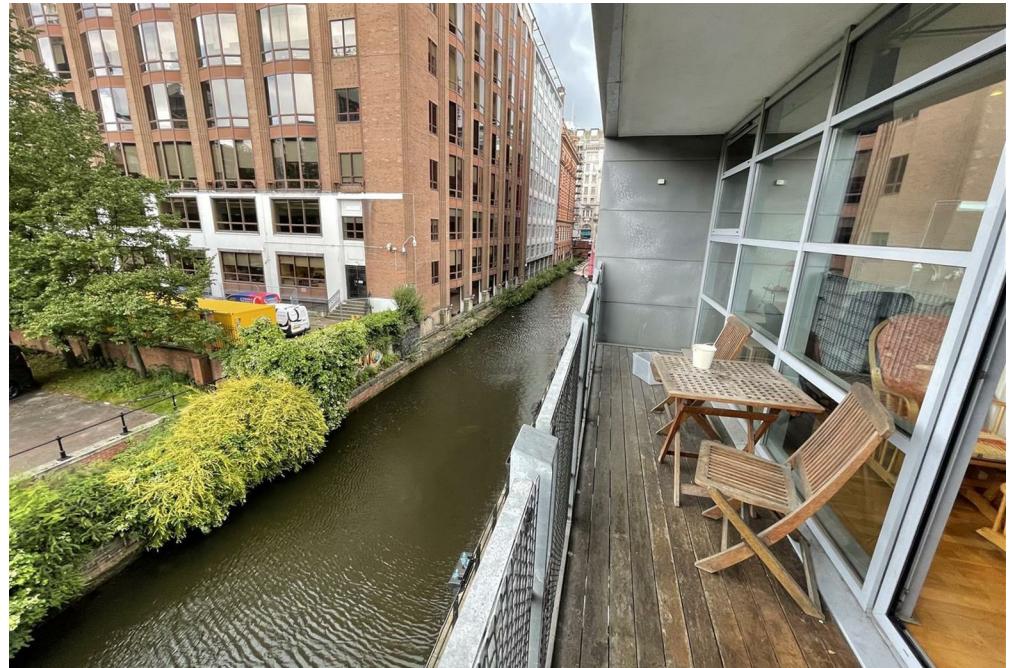
Lease - 125 years from 2002

Agents Notes

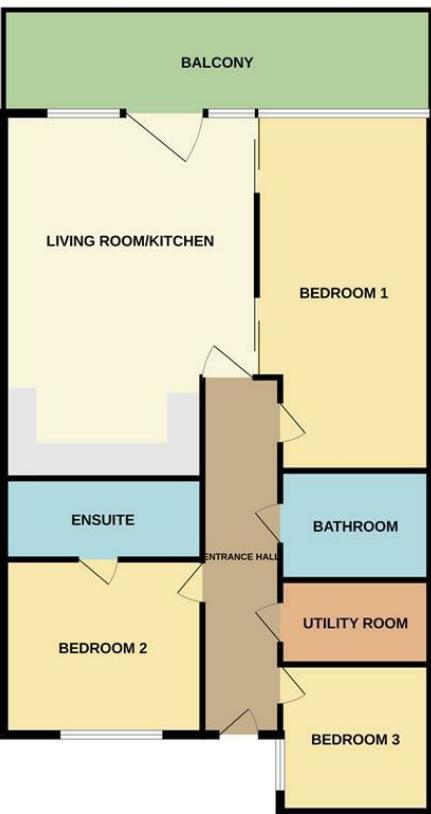
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



THIRD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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