



Apt 5 China House, Harter Street, Manchester, M1 6HP

Auction Property.

Jordan Fishwick are pleased to offer for sale this stunning, larger than average, one bedroom apartment, located just off Princess St, conveniently positioned between Oxford Rd and the village. Located on the first floor this apartment has been well maintained throughout and is offered with no onward chain. Entrance hallway with utility cupboard, spacious living room with secondary glazed windows and underfloor heating, high ceilings and wooden floors. The separate kitchen maximises the space available with oven, hob, dishwasher, fridge and freezer. The bedroom is large in size and also benefits from secondary glazed windows and electric heaters. The bathroom comes with bath with mixer shower over, wash hand basin and w.c. This listed building has a mixture of apartments and with only 40 in total make this an ideal place to call home.

Auction Ends 23rd of June

By Auction £135,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auction Guide

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.

Entrance Hall

Laminate flooring. Ceiling light. Utility cupboard housing washing machine.

Living Room

21'4" x 15'10"

Underfloor heating. Wall lights. Wood effect flooring. Windows with secondary glazing.

Kitchen

8'6" x 6'11"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Tiled splashback. Ceiling light.

Bedroom

15'9" x 13'8"

Fitted carpet. Wall mounted heater. Ceiling light. Window with secondary glazing. TV point.

Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Shaver point. Heated towel rail.

Externally

Amazon lockers. Secure code entry. No parking.

Additional Information

Managing Agents Rendall & Rittner

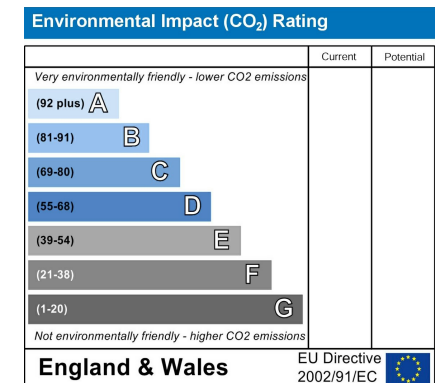
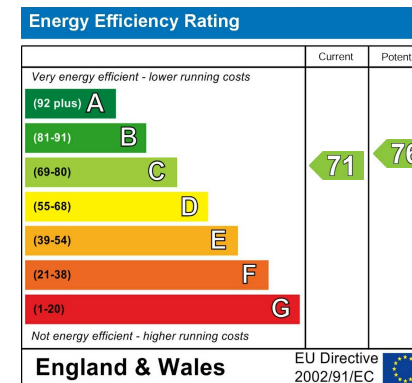
Service Charge £4432 but £848 goes into a reserve fund.

Lease 999 years from 2000

Ground Rent £100 per annum

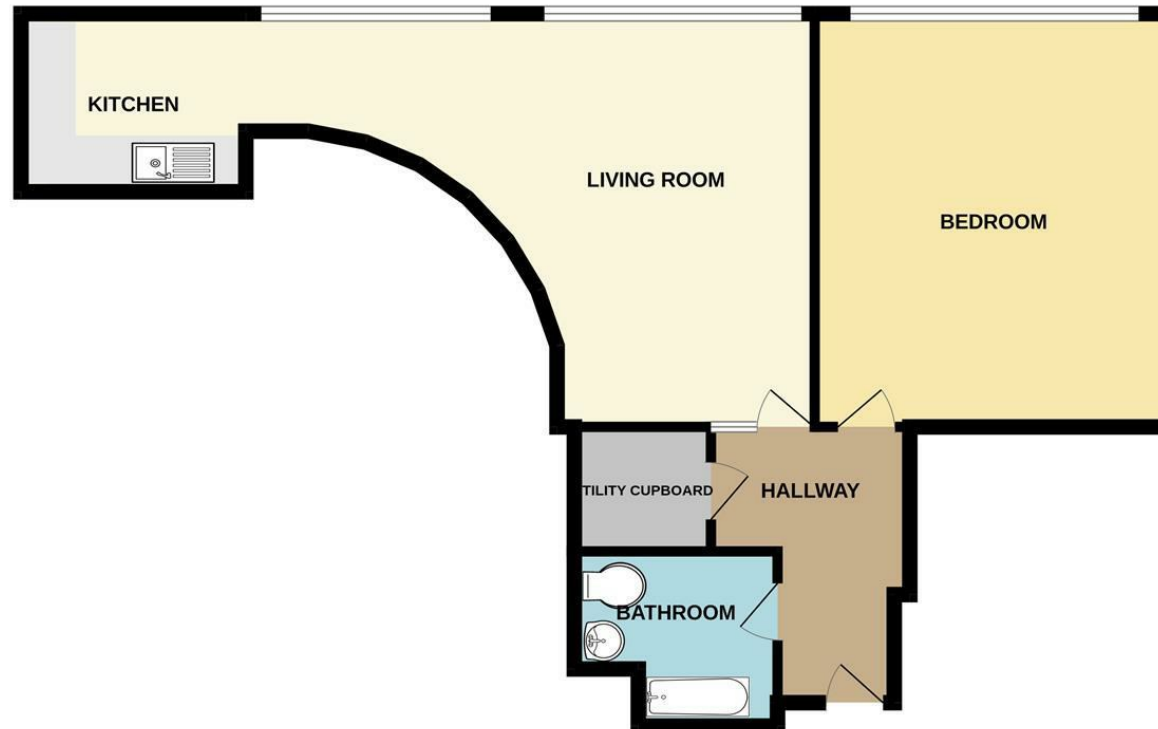
Agents Notes

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.





1ST FLOOR



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