



Apt 404 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

AVAILABLE VIA MODERN AUCTION

Auction Date - TBC

EWS1 in place. Mortgage Buyers Welcome and CASH Buyers.

Jordan Fishwick are pleased to offer for sale this FOURTH floor one bedroom apartment located a short distance from the city centre. The development has recently been refurbished by Urban Splash and offers modern living at a fraction of the city centre price. The apartment briefly comprises of: entrance hall, large corner living room with floor to ceiling windows, fitted kitchen with oven, hob and fridge. Good sized double bedroom, attractive bathroom suite with shower. Secure parking. B1 Rated EWS1 in place.. *Investment Opportunity.

By Auction £80,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

AUCTIONEERS COMMENTS

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 Hallway

Living Room/Kitchen

23'6" x 13'5"

Range of wall and base units with complimentary worktops over. Cooker with hob and extractor over. Space for fridge/freezer. Cupboard housing washing machine. Sink

with mixer tap. Wooden flooring. Ceiling light. Wall mounted electric heaters.

Bedroom

13'2" x 9'8"

Fitted carpet. Ceiling light. Wall mounted electric heater.

Bathroom

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

Externally

Gated parking space

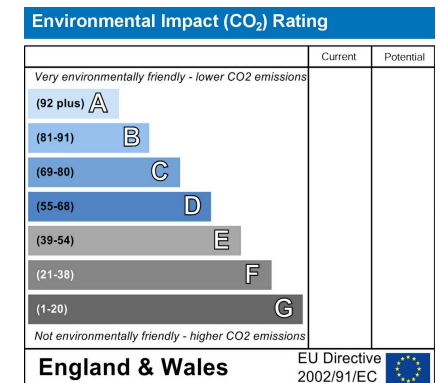
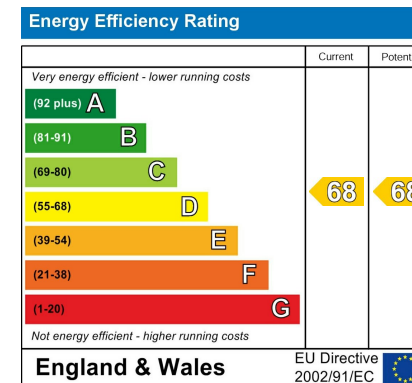
Additional Info

Council Tax Band A

Service charges - £233 per month

Ground rent - £335 per annum

Lease - 250 years from 4 February 2005





FOURTH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

