



# Apt 1010 Jefferson Place, Green Quarter, 1 Fernie Street, Manchester, M4 4BN

Jordan Fishwick are pleased to have for sale this well presented one bedroom apartment found on the 10th floor in the desirable Jefferson Place on Fernie Street, in the heart of the Green Quarter. Featuring a spacious reception room and balcony, providing ample natural light. The kitchen includes integrated appliances such as fridge/freezer, dishwasher, hob, microwave and oven. With a well-appointed bedroom, there is ample room for rest and privacy. There is a contemporary bathroom with modern fixtures and fittings. The property also includes a parking space. NO CHAIN.

## Offers Around £175,000

### Viewing arrangements

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

### The Building

\*The cladding remediation works are fully funded by the developer, so 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. Works to be done in phases and is due to start in 2026\*.

### Kitchen / Lounge

24'9" x 12'7"

Modern Fully fitted kitchen with range of matching base and eye level units and complimentary worktop. Integrated oven/hob, fridge/freezer, dishwasher and under cabinet

lighting, Part Tiled Flooring, Spot lighting. The lounge includes TV access points, fitted carpets, access to the balcony and an electrical heater.

### Master Bedroom

12'3" x 10'5"

Large double glazed window with fitted blinds, electric power points, electric heater, fitted carpets.

### Bathroom

8'2" x 7'6"

Part tiled bathroom, shower attachment over the bath, hand wash basin and WC, electric heated chrome towel rail, spot lighting, extractor fan.

## Externally

Intercom System internally and externally. Access to the balcony found through the lounge. Parking Space Included.

## Additional Information

Service Charge Including building insurance -£2,060.00

Ground Rent- £250.00

Leasehold- 150 years from 2006

Council Tax Band - C

EPC- TBC

Management Company- Living City

## 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	83	86
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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.

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