



**77 Garthorp Road, Manchester, M23 0AT**

Auction Guide £125,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)







# jordan fishwick

- Two Bedroom Second Floor Apartment
- Modern Fitted Kitchen And Bathroom
- No Chain
- EPC Rating C
- Rental Potential £950 per month
- Close To Local Transport Links
- Allocated Parking
- 125 years from 1 January 2003
- Manchester Council Tax Band B
- Service Charge - £152 pcm

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 £300.00 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 4.50% 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.

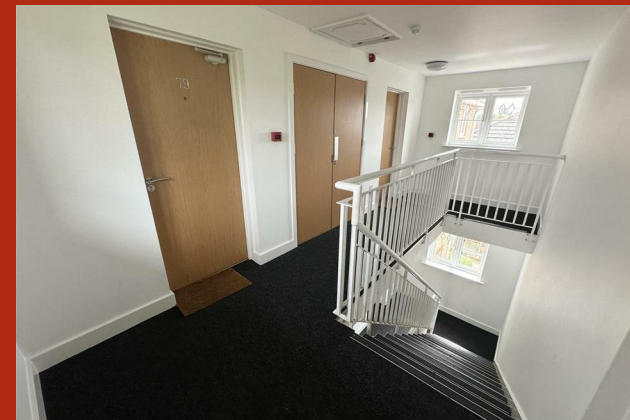
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Two bedroom second floor apartment with allocated parking, situated on a popular residential development and within walking distance to the Metrolink and Wythenshawe Park.

The property briefly comprises; communal entrance, private entrance hall with storage cupboard and intercom system, bright and airy living room, fitted kitchen, two good size bedrooms bedrooms and a fitted bathroom with useful storage cupboard housing the water tank. Allocated parking for residents and spaces for visitors. NO CHAIN! CALL NOW TO VIEW!

Leasehold. Council Tax Band B. EPC C.



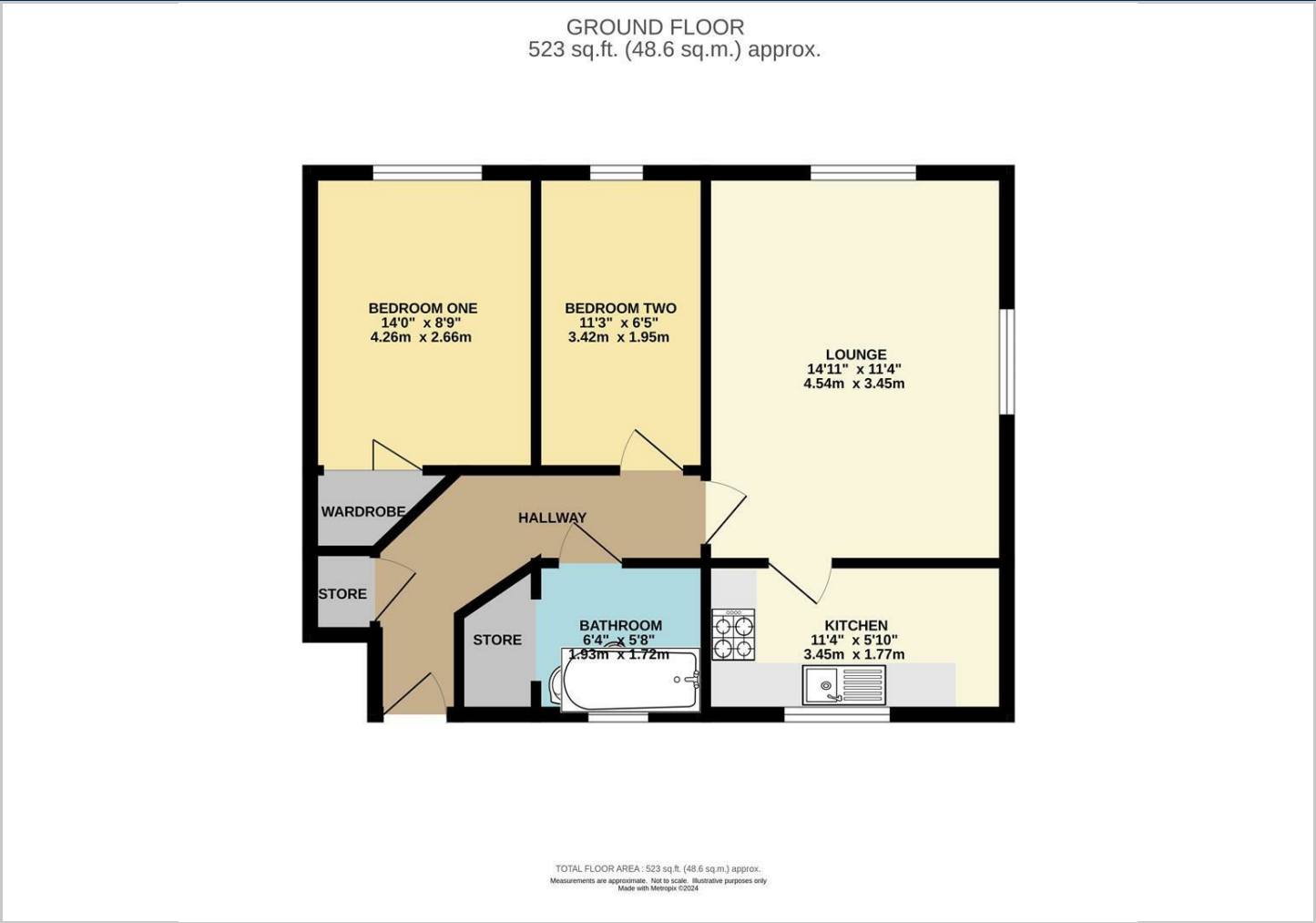








Floor Plans

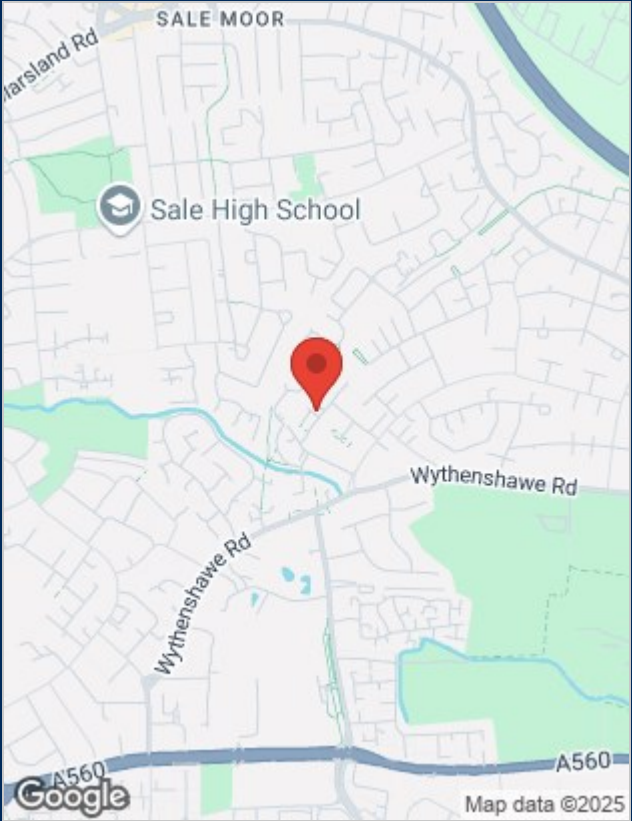


Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

