



# Apt 19 Montana House, 136 Princess Street, Manchester, M1 7AF

\*AVAILABLE VIA MODERN AUCTION.\* Auction Live  
EWS-1 B1 Rating... Mortgage Buyers Welcome

Jordan Fishwick are pleased to offer this Two bedroom apartment found on the third floor of the Montana House building on princess street, Manchester. The property comprises of an open plan kitchen and lounge with integrated appliances, two well sized bedrooms and a modern bathroom. NO ONWARD CHAIN.

## Auction Guide £125,000

### 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.

### The Building

The apartment's location on Princess Street places you within easy reach of

Manchester's bustling city centre, with an array of shops, restaurants, and cultural attractions just a stone's throw away.

Whether you are drawn to the vibrant lifestyle that Manchester offers or simply seeking a cosy retreat in the city, Montana House presents an excellent opportunity. With its appealing features and prime location, this apartment is not to be missed. We invite you to explore the potential of this lovely home and envision your future in this dynamic urban setting.

### Kitchen / Lounge

20'5" x 9'10"

Open Plan Kitchen and Lounge, Range of wall and base units with complimentary worktop, integrated hob/oven, electrical power sockets, laminate flooring, spot lighting.

### Bedroom One

13'9" x 7'0"

Fitted Carpets, Double Glazed Window, Electrical Power Sockets, Spot Lighting.

## Bedroom Two

8'8" x 17'3"

Spacious Master Bedroom, Fitted Carpets, Double Glazed Window, Electrical Power Sockets, Spot Lighting.

## Bathroom

8'5" x 7'3"

Part Tiled Bathroom, Hand Wash Basin, WC, Bath with Shower Attachment and Mixer, Water tank is also found in the storage room.

## Additional information

125 years (less 10 days) from 24th June 2002

Service Charge: £2,679.00

Ground Rent: £100.00

Council Tax band - C

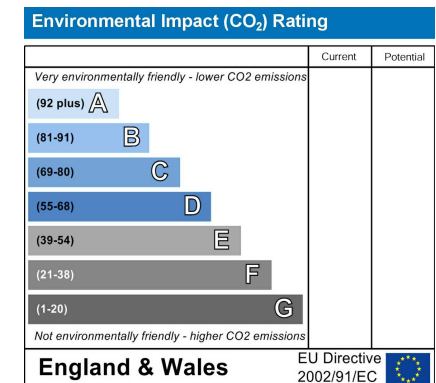
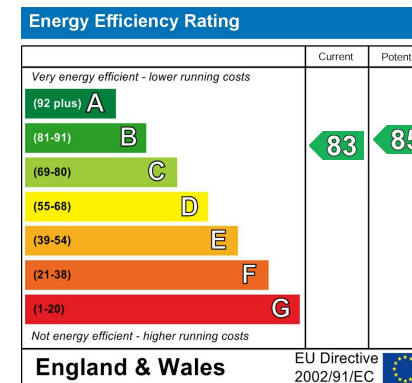
EPC Rating-B

## Agents Notes

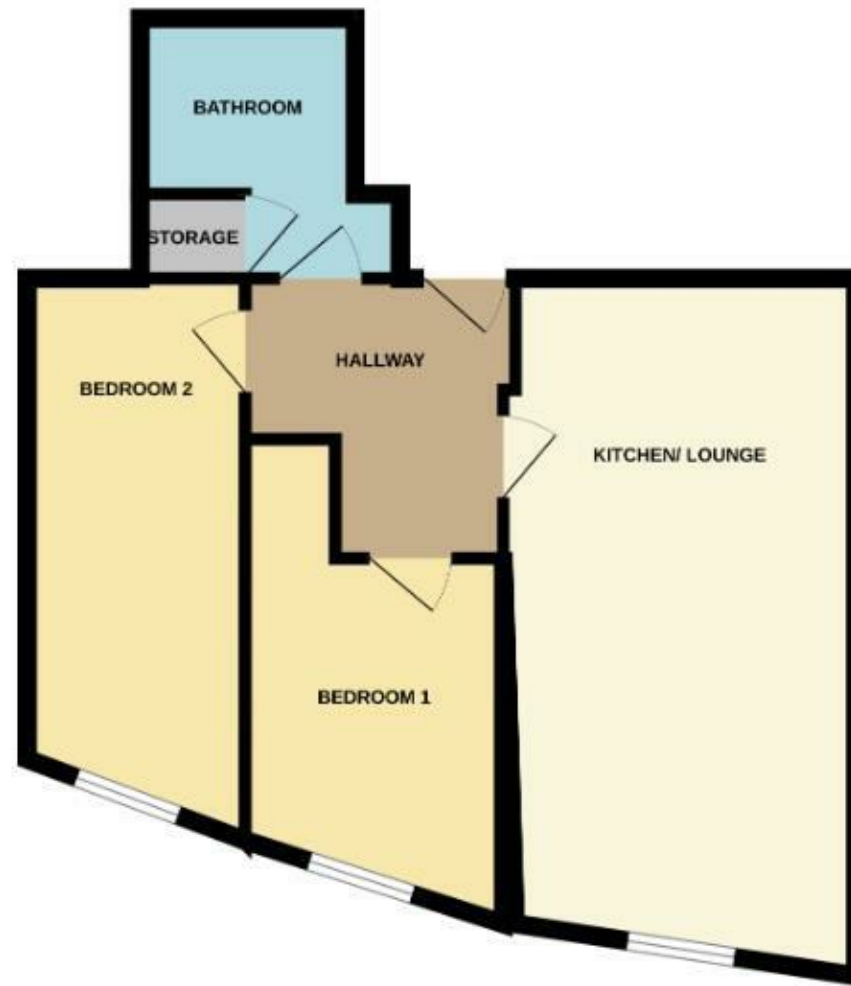
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

## Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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](mailto:manchester@jordanfishwick.co.uk)

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

