



# Apt 412 Whitworth, 39 Potato Wharf, Manchester, M3 4AR

Situated on Potato Wharf area of Castlefield, this two-bedroom apartment which is found on the 4th floor is ideal for first time buyers. Upon entering, you are welcomed into a spacious reception room with access to the balcony, kitchen with integrated appliances, two double bedrooms with the master including an en-suite, family sized contemporary bathroom. Secure allocated parking. EWS-1 Available. Mortgage Buyers Welcome.

## Asking Price £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Entrance Hallway

Utility cupboard with water heater, plumbing for washing machine and storage space.

#### Living Room/Kitchen

11'2" x 19'2"

A spacious room with floor-to-ceiling windows providing excellent natural light. Living area with carpeted floor and electric heater. Kitchen area with tiled floor, fitted base and wall units, peninsula unit incorporating a breakfast bar, integral electric oven and hob with extractor hood, sink with mixer tap, recessed downlighters, integral fridge/freezer, dishwasher and microwave.

#### Bedroom One

15'1" x 8'10"

Fitted carpets, double glazed UPVC window, electric heater, access to en-suite

#### En-Suite

7'6" x 4'8"

Shower cubicle, wash basin, WC, tiled splashbacks and floor, heated towel rail.

#### Bedroom Two

11'5" x 9'1"

Fitted carpets, double glazed UPVC window, spot lighting, electric heater.

#### Bathroom

7'6" x 6'9"

Panelled bath with shower over, wash basin, WC, tiled splashbacks and floor, heated towel rail.

#### Externally

Balcony accessed through lounge. Secure allocated parking space.

### Additional Information

Service Charges - £3,397.24 Annually (incl. building insurance)

Ground Rent £300.00

Lease 150 years from 2007

Building Managed By Living City

EPC- C

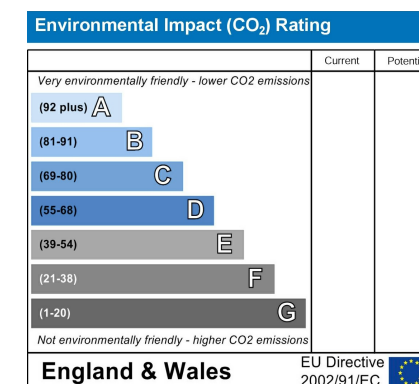
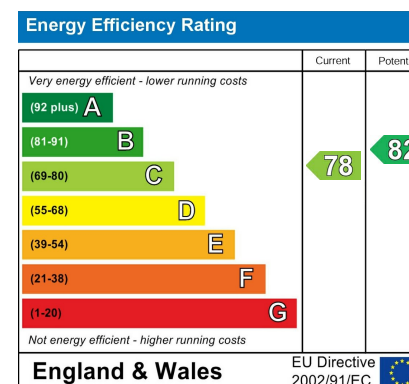
Council Tax Band- D

### Agents Notes

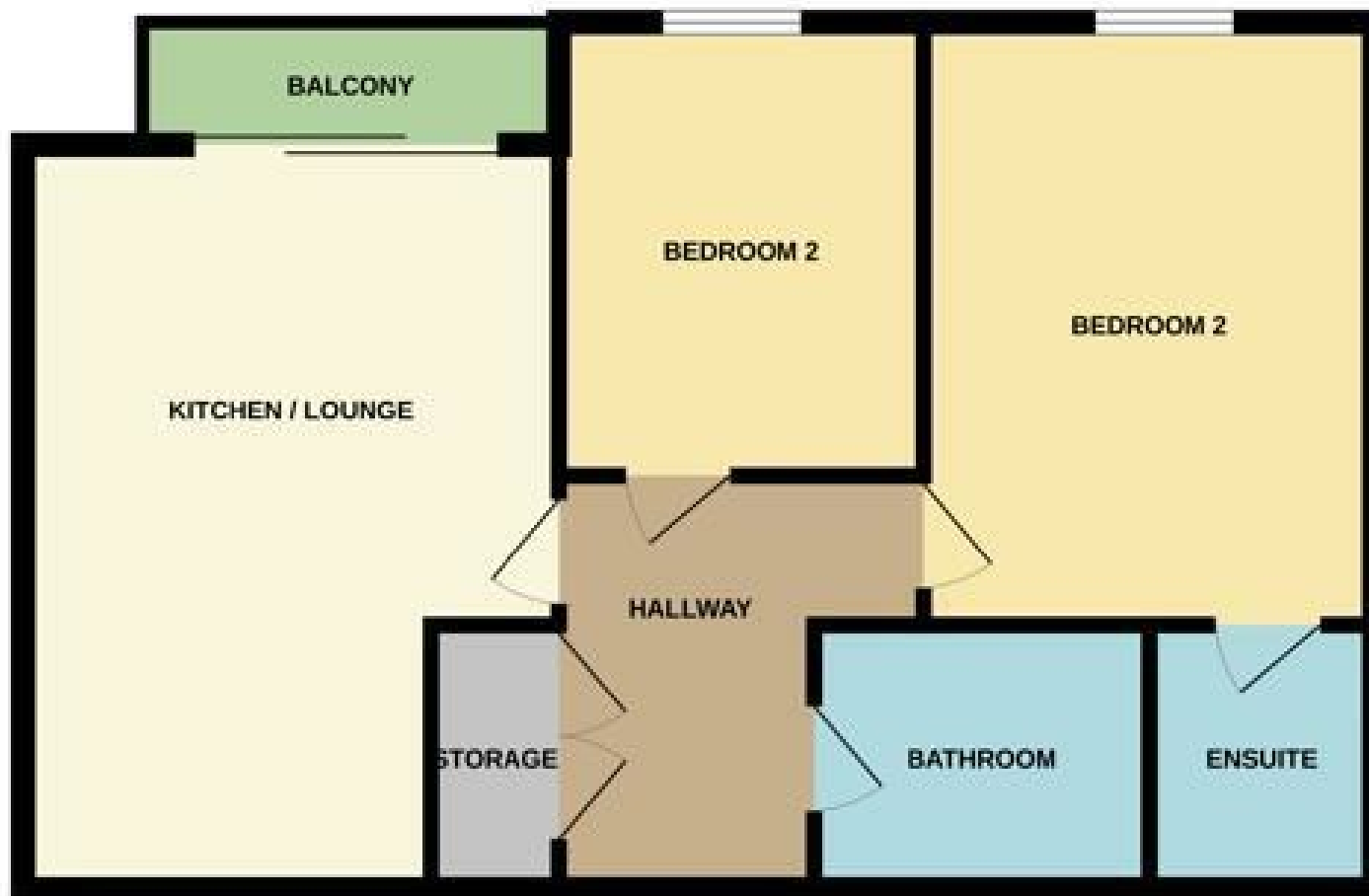
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

