



SALFORD CORPORATION
MODEL WORKHOUSE



Apt 28 Model Lodging, Bloom Street, Salford, M3 6AJ

Jordan Fishwick are pleased to have for sale this 3rd floor one-bedroom apartment in the Model Lodging House. With many original features, this converted building has character and a great styling to the communal areas. The property comprises of an entrance hallway, the open plan Living/Kitchen room has recently been updated with modern units, a sliding door opens through to the Dining/Bedroom two area. Double master main bedroom with fitted wardrobes, modern and contemporary shower room with rain and body shower attachment. Double glazing. Deansgate & Spinningfields within a 5 minute walk. Ground floor small storage unit. MORTGAGE BUYERS WELCOME

Asking Price £230,000

Viewing arrangements

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

Entrance Hall

Tiled flooring with exposed brickwork. Radiator and cupboard housing hot water system.

Living/Kitchen

22'1" x 9'5" max width

This lovely room has wooden flooring, exposed brickwork and ceiling joists. radiator and floor to ceiling double glazed window. Open to the kitchen. This has been updated with base units, oven, hob, extractor hood, freezer and plumbing for washing machine. Sink unit and wall lights, tiled floor. Concertina folding door to-

Dining/ Bedroom Two

12'2" x 6'11"

Floor to ceiling double glazed window. radiator and wooden

flooring. Can be used as extra living space or 2nd bedroom

Bedroom One

13'4" x 9'5"

Floor to ceiling window, exposed brickwork and ceiling joists. Radiator and built in double wardrobe

Shower Room

5'2" x 5'6" max

Superb improved shower room with walk in shower which has a rain and body shower attachment, vanity sink unit, w.c. Heated towel rail.

Externally

Secure small storage unit on the ground floor, ideal for a bike or suitcases.

Additional Information

Service Charge £3360 pa. Due to decrease in Sep 2026.

Ground Rent £300 pa

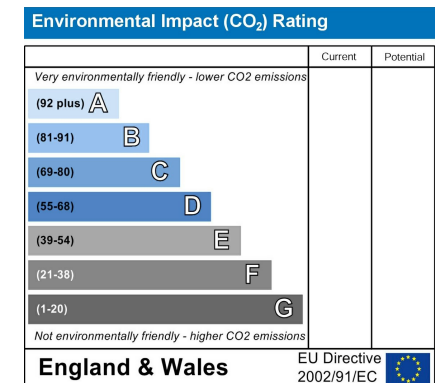
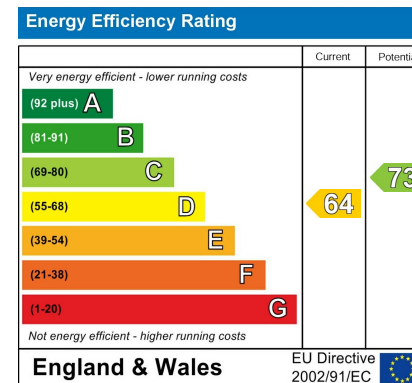
Lease 125 Years from 2001

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.

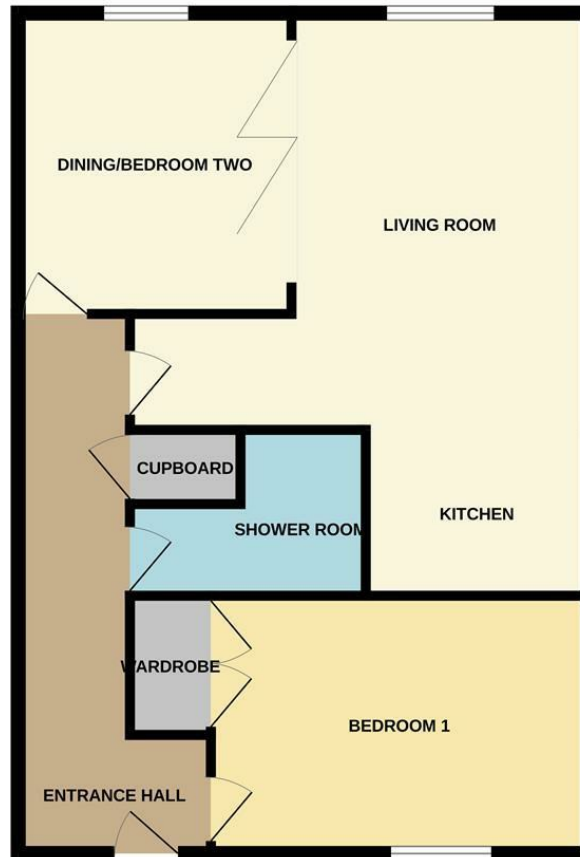
Disclaimer

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.





GROUND FLOOR



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