



**10**  
COMMERCIAL STREET

**FOR SALE /  
TO LET**

**GROUND  
FLOOR OFFICE**

**3,265 SQ FT  
(303.3 SQ M)**

**JLL**  
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# Apt 9 Hill Quays, Block B 8 Commercial Street, Manchester, M15 4QW

EWS1 IN PLACE - MORTGAGE BUYERS INVITED!!

Jordan Fishwick are pleased to offer for sale this larger than average first floor luxury apartment is located in Block B Hill Quays with added benefits of water views and balcony. Situated close to Deansgate station allowing for excellent transport links, the property comprises of; entrance hall with ample storage space, spacious living room with floor to ceiling window and open to the kitchen, with white high gloss kitchen and fitted appliances, dishwasher, washer/dryer, oven and hob. Two double sized bedrooms with the master having full en-suite shower and separate family bathroom with tiled floor and chrome heated towel rail. No Parking. Council Tax Band D.

## Price £225,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring. Spotlights. Access to all rooms.

### Living Room/Kitchen

23'7" x 15'5"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, oven with hob over and extractor. Spot lights. Wooden flooring. Wall mounted electric heater. Access to balcony.

### Bedroom One

11'7" x 11'5"

Fitted carpet. Wall mounted electric heater. Spotlights.

### En-suite

Fully tiled suite. Floating sink with mixer tap. Shower cubical with mixer shower. Low level W/C. Heated towel rail. Shaver point.

### Bedroom Two

12'0" x 9'3"

Fitted carpet. Wall mounted electric heater. Access to balcony. Spotlights.

### Bathroom

Fully tiled suite. Floating sink with mixer tap. bath with mixer shower over. Low level W/C. Heated towel rail. Shaver point.

### Externally

Balcony. Lift to all floors.

## Additional Information

Service charges - £2,455.88 per annum including buildings insurance

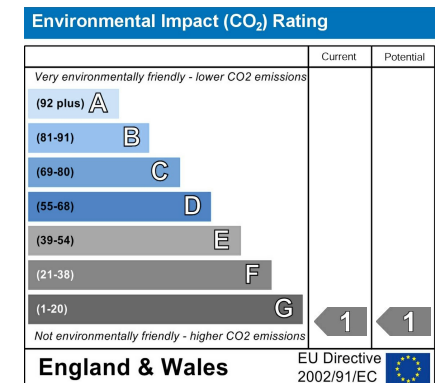
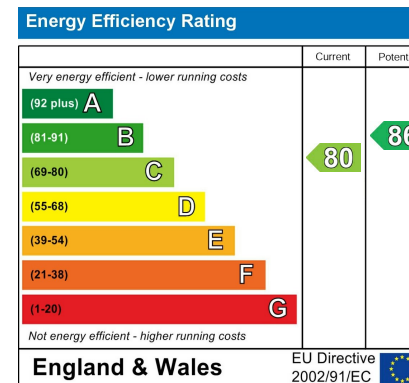
Lease - 150 years from 2002

Ground rent - £400 Per Annum - Doubles every 21 years, next review in 2044.

Council Tax Band - D

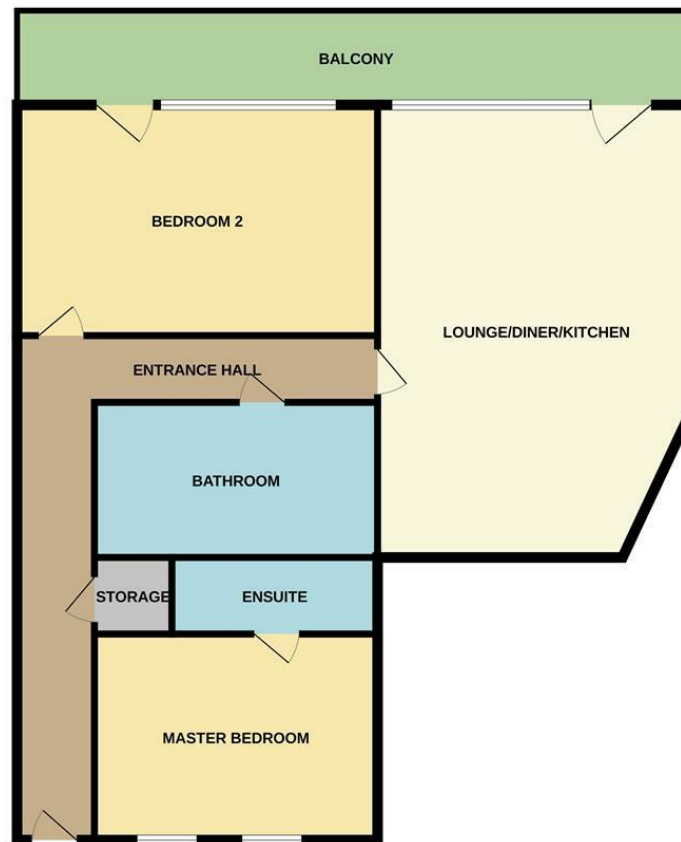
## Agents Notes

o 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.





FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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