



Hacienda  
Apartments



# Apt 209, The Hacienda, 11 - 15 Whitworth Street West, Manchester, M1 5DE

Modern Auction Method Auction Live. Live

This delightful one bedroom second floor apartment is located in the iconic Hacienda Building. On site concierge and twin lifts. The property has an entrance hallway, spacious living room with balcony, fully fitted kitchen with appliances, large double bedroom and luxury bathroom suite. No Chain. No Parking. The Hacienda is located on the junction of Whitworth st West and Albion st, with bars, restaurants and transport links on its doorstep.. Rental potential £1100pcm 9.4% Gross Rental Yield

## 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.

### Entrance Hall

Two storage cupboards, one housing the hot water system. Wooden flooring, spot lights and electric heater. Double doors to-

### Living Room

18'2" x 12'7"

This spacious room has wooden flooring, spot lights and electric heater. Door to the balcony and opened to-

### Kitchen

8'7" x 8'8"

Fully fitted kitchen with oven, hob and extractor hood. Fridge and freezer, dishwasher and microwave. Tiled floor and breakfast bar. Storage cupboard with plumbing for washer.

### Bedroom

15'8" x 11'4"

This large bedroom with a double glazed window and electric heater. SPOTS LIGHTS

### Bathroom

9'1" x 5'7"

Three piece suite with shower attachment over the bath, wash hand basin and w.c. Tiled floor, chrome radiator and fitted mirror.

### Externally

Balcony overlooking the rear of the property and canal

### Additional information

Service Charge £3467,40p pa

Lease 125 Years from 2003

Ground Rent £250 pa

Building Managed By Living City

EPC Rating - C

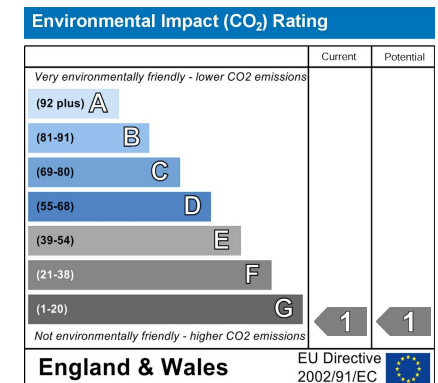
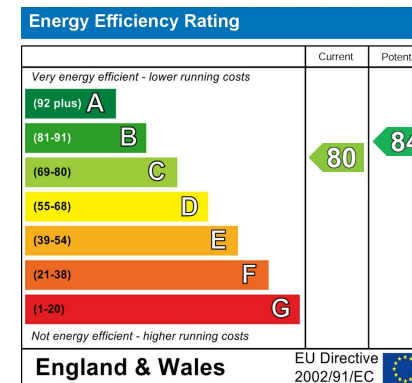
Council Tax Band - D

### Agents Note

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.

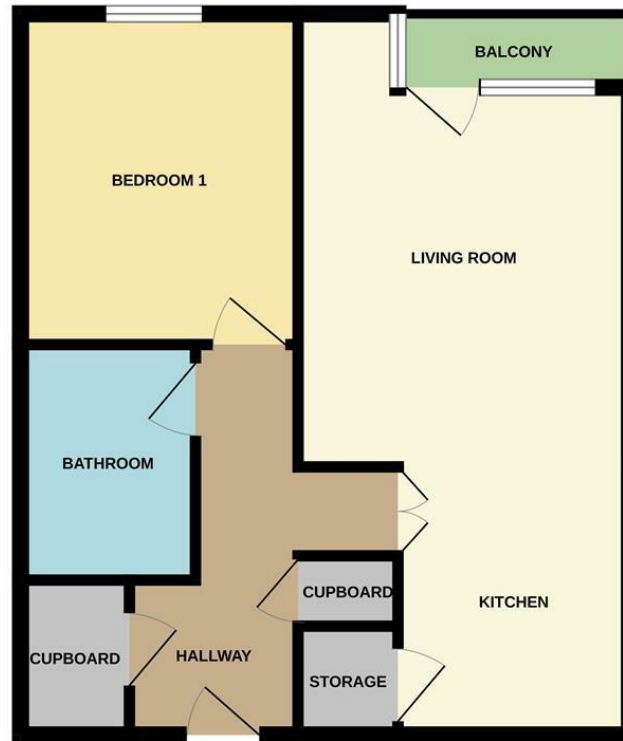
### Disclaimer

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



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

