New Islington
1990
jordan fishwick

Apt 9 1 Keepers Quay, New Islington, Manchester, M4 6GJ

We are pleased to have for sale this top floor two bedroom apartment found in the Keepers Quay development, New Islington
This corner unit comprises of a spacious open plan living room with a skylight, access to a balcony giving stunning views of the New Islington Marina. A high specification kitchen with integrated appliances and complimentary lighting. Two double bedrooms with the master including a private balcony. A family sized bathroom and a separate w/c. A standout feature of the property being the wooden accents throughout. Secure Allocated Parking. Mortgage Buyers Welcome. NO Chain. EWS1 form available with B1 rating, completed March 2021.

Offers In Excess Of £375,000

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

Entrance Hallway
Leads to all rooms;

Lounge
9'6" x 18'8"
Spacious open plan lounge, tiled flooring, wooden walls, stunning sky light, large double glazed window, spot lighting, electric heater, access to the balcony with stunning views of new islington marina.

Kitchen
9'11" x 13'1"
Range of wall and base units with complimentary kitchen worktop, under cabinet lighting, integrated, oven / hob, fridge / freezer, dishwasher.

W/C
4'10" x 5'3"
Part tiled, low Level W.C, hand wash basin, fitted mirror, chrome heated towel rail, storage with plumbing for a washing machine.

Bathroom
6'5" x 5'6"
Part tiled, fitted mirror, bath with glass shower screen, shower attachment with mixer, chrome heated towel rail.

Master Bedroom
16'7" x 9'9"
Tiled flooring, stunning sky light letting lots of natural light in, fitted wardrobe, spot lighting, private balcony.

Bedroom One
16'7" x 8'1"
Tiled flooring, electric heater, spot lighting, large double glazed UPVC window.

Externally
Balcony accessed through lounge. Private balcony through master bedroom. Secure Allocated Parking.

Additional Information

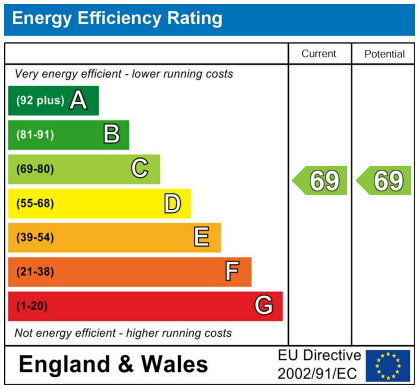
Service Charge- £5,580.00
Ground Rent - £250.00
Leasehold - 250 years from 2013
Council Tax Band - C
EPC Rating - C
Managing Agent -

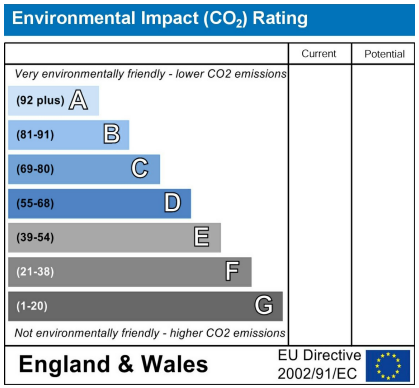
Agents Notes

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

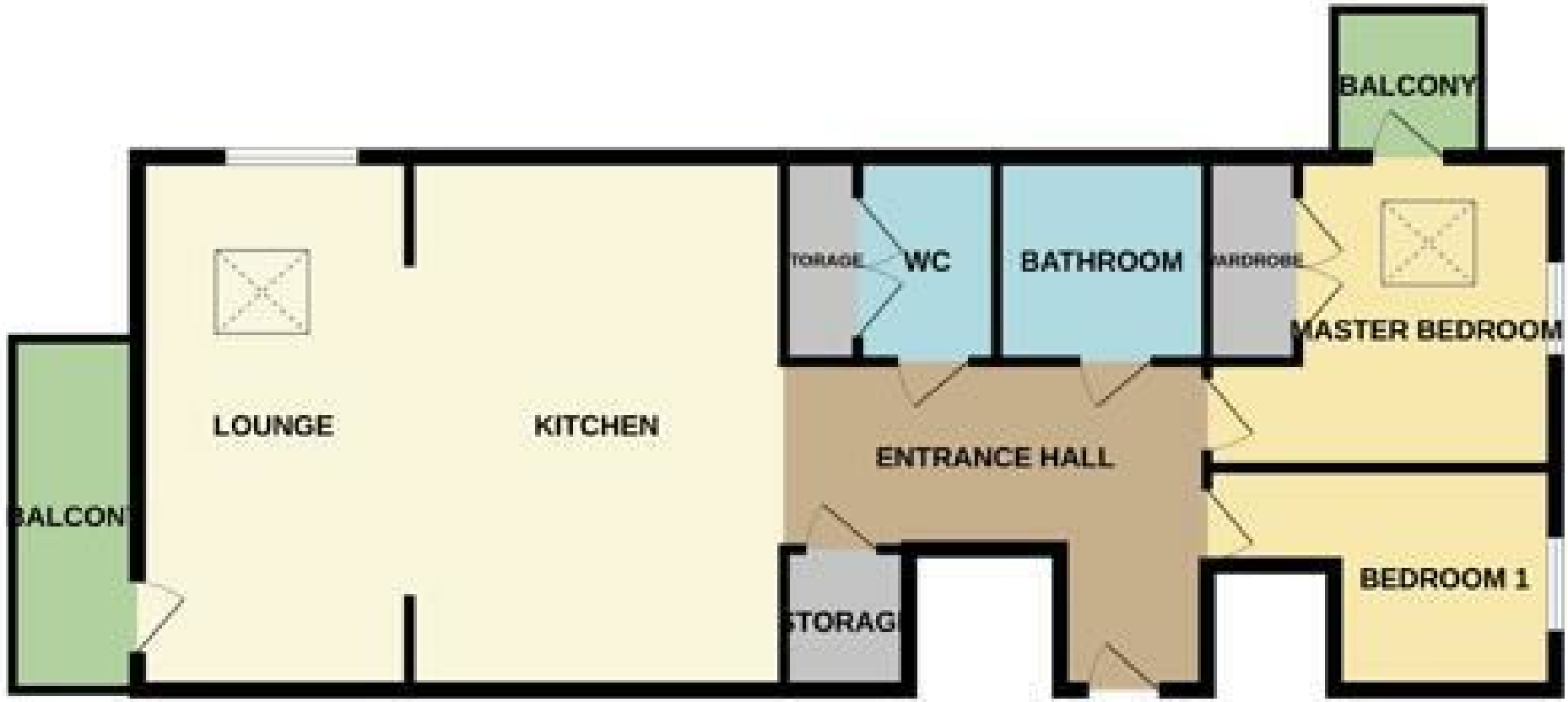
Disclaimer

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 where 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.





Email: manchester@jordanfishwick.co.uk



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