
jordan fishwick

# Apt 227 Milliners Wharf, Munday Street, New Islington, Manchester, M4 7BG

Jordan Fishwick are pleased to have for sale this 5th floor, two bedroom apartment found in the Milliners Wharf development, New Islington.
As you enter the property to the open plan living room / kitchen with integrated appliances and a kitchen island with access to the balcony. There are two double bedrooms with the master having en-suite shower room and access to a second balcony . There is a separate family sized bathroom. Superbly presented a must see apartment for first time buyers. EWS-1 B1 Rating. Mortgage buyers welcome.

# Asking Price £235,000

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

## Kitchen / Lounge
17'1" x 20'5"
Open plan kitchen / lounge, range of wall and base units with complimentary kitchen worktop and custom kitchen island, integrated fridge / freezer, oven / hob, extractor fan, under cabinet lighting. Spacious lounge with wooden laminate flooring, spot lighting, electric power sockets, access to balcony. Storage room with hot water tank and plumbing for washing machine.

## Bedroom One
12'9" x 10'5"
Fitted Carpets, spot lighting, electrical power sockets, two double glazed UPVC windows, electric heater.

## En-suite
7'4" x 5'2"
Walk in shower with rain shower head, wash hand basin and w.c. Built in cupboard with light and mirror. Tiled walls and floor with chrome heated towel rail.

## Bedroom Two
13'1" x 9'10"
Fitted carpets, double glazed UPVC sliding doors allowing access to the balcony, integrated wardrobe, electric power sockets, spot lighting, access to en-suite.

## Bathroom
7'8" x 5'6"
Three piece suite with shower attachment over the bath, wash hand basin and w.c. Tiled walls and floor with fitted cupboard with light and mirror. Chrome heated towel rail.

## Additional Information
Service Charge £3,055.95
Buildings Insurance TBC

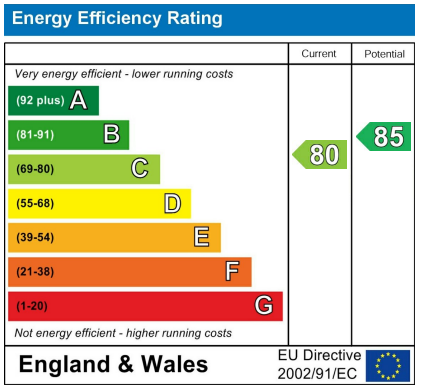
Ground Rent £509.39p pa (increases every 5 years with RPI) Please check with your lender prior to viewing
Lease 155 Years from 2007
Building Managed By Redpath Bruce Property Management
EPC Rating- C
Council Tax Band- C

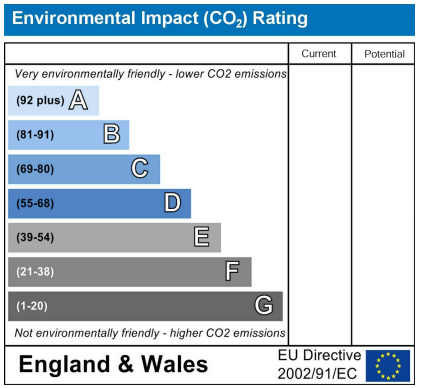
## Agents Notes

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

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HATBOX










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