



Apt 124 The Vibe, 175 Broughton Lane, New Broughton, Salford, M7 1UZ

Modern Method of Auction.

We are pleased to have for sale this two bedroom apartment found on the 6th floor of the Vibe building, lower Broughton, Salford. The property has a welcoming communal courtyard leading to the main entrance on the building. The property comprises of an entrance hallway, lounge with access to a balcony, kitchen integrated appliances and tiled splashback, two double bedrooms, with the master including a en-suite, modern and contemporary family sized bathroom. Mortgage Buyers Welcome. EWS-1 In place. Residents of The Vibe benefit from a secure entry system, lift access to all floors, beautifully maintained communal gardens and the added convenience of a secure underground allocated parking space.

Auction Guide £110,000

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 Hallway

Access to all rooms, storage with hot water tank and plumbing for washing machine

Kitchen/ Lounge

Spacious lounge with laminate flooring, spot lighting, French sliding doors, access to balcony. Range of wall and base units with complimentary kitchen worktop, integrated oven hob, extractor fan, spot lighting, tiled splashback.

Bedroom One

Laminate flooring, spot lighting, electrical power sockets, electric heater, double glazed UPVC window.

Bedroom Two

Laminate flooring, spot lighting, electrical power sockets, electric heater, double glazed UPVC window.

Bathroom

Hand wash basin, bath with shower attachment with mixer, fitted mirror, low level W.C

En-suite

Hand wash basin, walk in shower cubicle, shower attachment with mixer, fitted mirror, low level W.C

Externally

Balcony accessed through lounge. Undercroft allocated parking space included. Residents of The Vibe benefit from a secure entry system, lift access to all floors, beautifully maintained communal gardens.

Additional Information

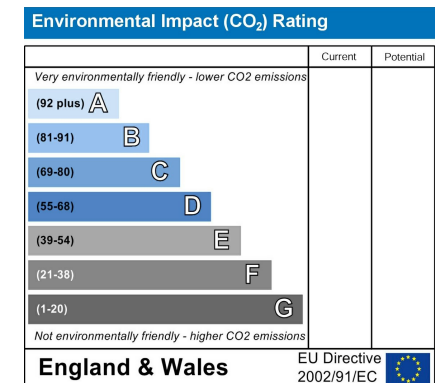
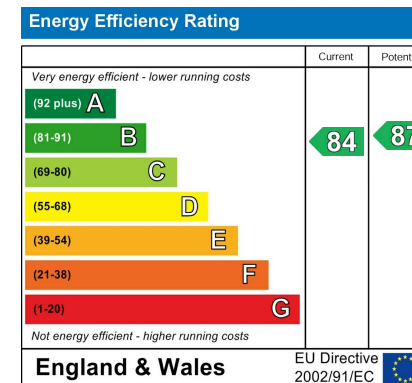
Service Charge- £2,664.00 pa
Ground Rent- £150.00 pa
Lease 250 Years from 2009
EPC Rating- B
Council Tax Band- D

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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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