



*jordan fishwick*

# Apt 2601 Oxygen Tower Block A, 50 Store Street, Manchester, M1 2FU

\*AVAILABLE VIA MODERN AUCTION.\* Auction Date - TBC

\*Allocated Parking Space Included\*

Jordan Fishwick are pleased to offer for sale this stunning two bed, two bath 26th floor apartment in this recently completed development, Oxygen Tower, located just 5 minutes walk from Piccadilly on Great Ancoats Street. There are some fantastic amenities on offer to the lucky residents of the building including 24 hour concierge, swimming pool, sauna, steam room and gym, cinema room, dining room, working space with Wi-Fi and parcel drop off point. The apartment is immaculately presented throughout and offers far reaching views across Ancoats. The apartment briefly comprises of: living room open with kitchen/diner and large utility room, two double bedrooms, master with en-suite bathroom plus a well appointed main bathroom. There are fantastic views towards the canal out towards the West and Ancoats Marina. One of the standout features of this apartment is the allocated parking space that is included, providing the perfect convenience for the city centre commuter.

EWS1 AVAILABLE. NO ONWARD CHAIN.

## By Auction £275,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Living Room/Kitchen

23'7" x 11'3"

Range of wall and base units with worktops over. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Spotlights. Heater. Wooden effect flooring. TV and telephone point. Juliet balcony. Large utility cupboard housing washing machine and water tank.

#### Bedroom One

12'10" x 9'1"

Fitted carpet. Ceiling light. Wall mounted electric mounted heater.

#### En-suite

Partially tiled suite. Low level W.C. Shower cubicle with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point.

#### Bedroom Two

11'11" x 9'4"

Fitted carpet. Ceiling light. Wall mounted electric mounted heater.

#### Bathroom

Partially tiled suite. Low level W.C. Bath with with mixer shower over. Sink with mixer tap. Heated towel rail. Shaver point.

#### Externally

Allocated parking space included. Lifts to all floors. 24 hour concierge. Gym, pool, cinema room, co-working space, dining space for residents.

#### Additional Information

Service Charges - £3,760 per annum

Ground rent - £353 per annum (increases with RPI every 5 years)

Lease - 250 years from 2019

Council Tax Band - D

Managing agents - Urban Bubble

#### 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.

### Modern Auction Method

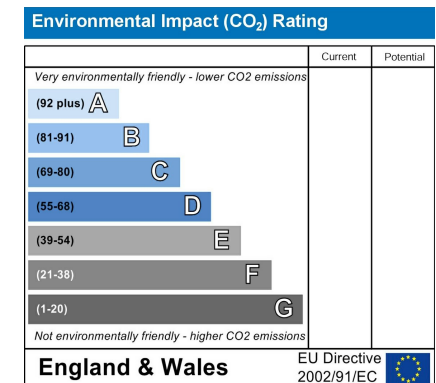
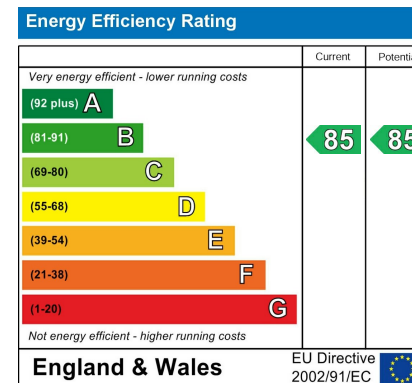
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.

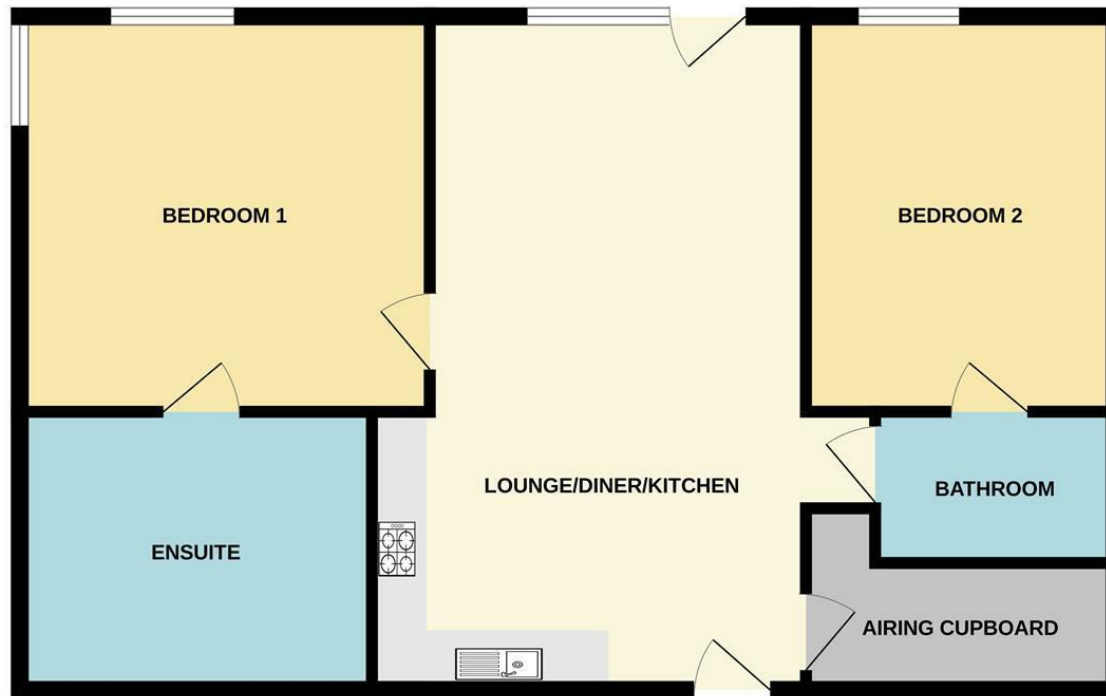
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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.





## 26TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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