jordan fishwick

7a Porchfield Square, St Johns Gardens, Manchester, M3 4FG

An immaculate top floor one bedroom apartment in the highly popular development of St John Gardens, just off Deansgate. Benefiting from UPVC double glazing throughout and Gas fired central heating. The entrance hall has storage, spacious lounge with Juliet balcony and a modern fully fitted kitchen. The bathroom has electric shower and fitted mirror. Externally the property comes with a garage which has water, power and an electric opening door. Separate secure storage room located on the ground floor. Viewing is strongly recommended. No Chain. Owner Occupiers Only

Price £205,000

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

Entrance Hallway

Carpeted flooring, radiator, storage cupboard housing boiler, loft access and power points. Door to living room, bedroom, and bathroom.

Living Area

12'10" x 15'2"
Light and airy living area with continuation of the carpet flooring, double glazed French doors opening to Juliet Balcony with views of the gardens. Television and telephone connection point, radiator, storage cupboard and intercom entry system. Open to kitchen.

Kitchen

6'5" x 9'1"
Attractive fitted kitchen with oak effect matching base and eye level units and complimentary roll top work surfaces over. Built in stainless steel oven with four ring gas hob and retractable extractor hood over. Space for fridge and freezer and plumbing for washer. One and a half stainless steel sink with mixer tap over. Tiled splashbacks and ceiling spotlights.

Bedroom

8'6" x 14'6"
Carpeted flooring, integrated mirrored wardrobes, two double glazed windows. Radiator.

Bathroom

White three piece suite with panel bath and electric shower over, low level WC and pedestal wash hand basin. Fitted mirror. Radiator, ceramic tiles to floor and walls.

Externally

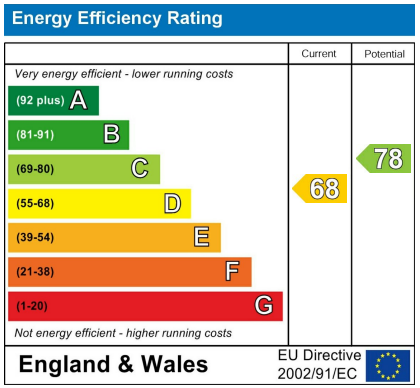
This apartment comes with an integral garage and a additional parking space in front of the garage. The garage has power and water. Separate Storage cupboard on same floor.

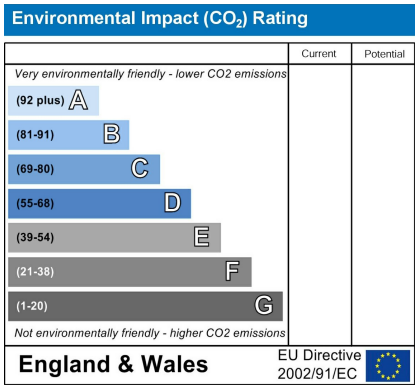
Additional Information

Service charge £449.50 per quarter £1798 PA
Lease 150 years from 1979
Ground rent N/A
The development is managed by Manchester city council.

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.





Email: manchester@jordanfishwick.co.uk

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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