



# Apt 1205 Jefferson Place, 1 Fernie Street, Green Quarter, Manchester, M4 4BN

This 12th floor one bedroom apartment located in the Jefferson Building, Green Quarter is close to Victoria Station and is great for first time buyers. Entrance hall with deep storage cupboard, luxury bathroom with shower attachment and tiled walls and floor, the main reception room has laminate flooring and kitchen space with integrated appliances and there is access to the balcony. There is also a spacious double bedroom. Allocated parking included. No Chain. MORTGAGE BUYERS WELCOME. EWS-1 works underway, fully funded.

## Offers Around £150,000

### Viewing arrangements

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

### Entrance Hall

Deep storage cupboard housing hot water system and plumbing for washing machine

### Kitchen / Lounge

13'6" x 14'11"

This spacious room has laminate flooring throughout, double glazed window and access to the balcony. The kitchen includes integrated, fridge / freezer, oven / hob, extractor fan and dishwasher. Spot lighting

### Bathroom

7'8" x 8'3"

A luxury bathroom with tiled walls and floor, chrome heated towel rail. The bath has a shower over it, wash hand basin and W.C.

### Bedroom

12'5" x 10'4"

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

### Externally

Balcony accessed through lounge / kitchen. Allocated parking space.

### Additional Information

Service Charge - £2,068.00 (including Building Insurance)

Lease 150 Years from 2006

Ground Rent £250 pa

Council Tax - B

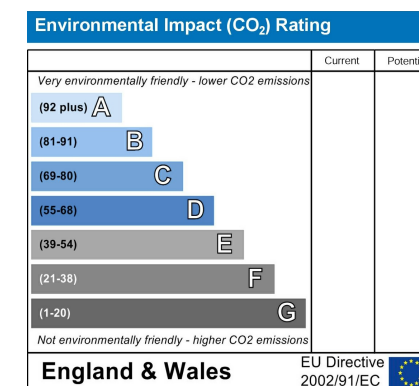
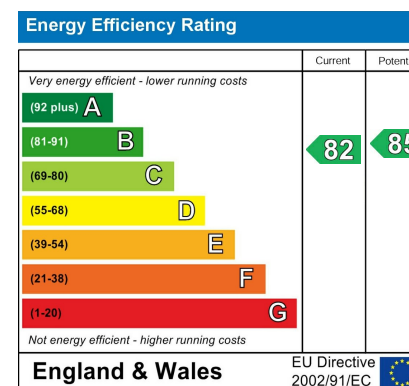
EPC Rating - B

## Agents Notes

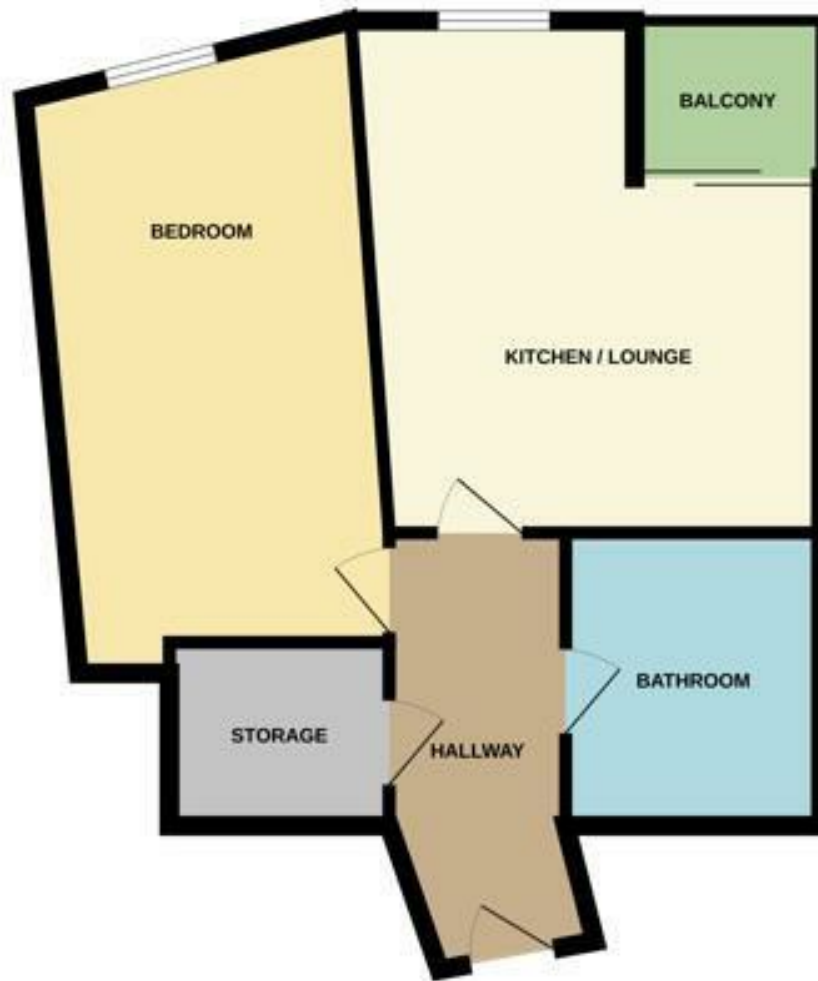
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