



TUSCANY HOUSE

DICKINSON STREET



Apt 35 Tuscany House, 19 Dickinson Street, Manchester, M1 4LX

Jordan Fishwick presents this two bedroom apartment found on the 6th floor in the Tuscany house which is located between Oxford Rd and Princess St and is tucked away on a quiet side street. Briefly comprising of an entrance hallway, separate living room, separate fitted kitchen with fridge/freezer, oven and hob, two double bedrooms with master en-suite. Three piece bathroom suite. No parking. Mortgage Buyers Welcome. EWS-1 issued in 2020. Photographs were taken prior to tenants moving in.

Price £225,000

Viewing arrangements

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

The Building

Situated in a desirable area of Manchester, Tuscany House is close to local amenities, transport links, and the vibrant culture that the city has to offer. Whether you are a first-time buyer, a young professional, or looking to downsize, this flat presents an excellent opportunity to enjoy city living in a stylish and comfortable environment.

Kitchen

6'4" x 10'9"

Wall and base units with complimentary kitchen worktop, tiled splashback, integrated fridge/freezer, hob/oven and extractor fan.

Lounge

15'3" x 16'5"

Spacious lounge with laminate flooring, electric heater, spot lighting, UVC window., electrical power sockets, T.V access points.

Bedroom One

7'3" x 19'11"

Fitted carpet, spot lighting, UPVC window, electric heater, electrical power sockets, access to en-suite.

En-Suite

7'1" x 5'9"

En-closed shower cubicle with shower attachment and mixer, part tiled, low level w.c, hand wash basin, extractor fan, spot lighting.

Bedroom Two

10'1" x 16'0"

Fitted carpet, spot lighting, UPVC window, electric heater, electrical power sockets.

Bathroom

9'4" x 5'2"

Part tiled bathroom, laminate flooring, shower attachment with mixer, low level w.c, hand wash basin, extractor fan, spot lighting.

Additional Information

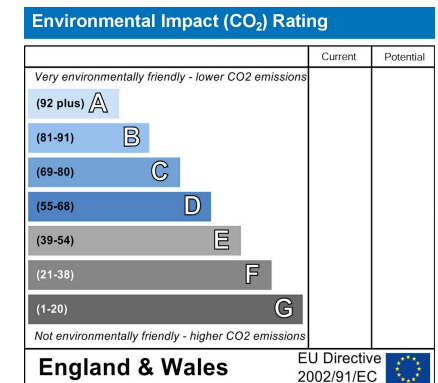
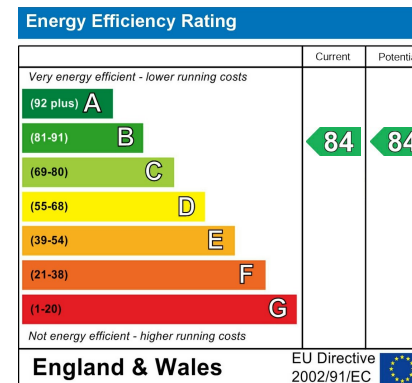
Annual Service Charge- £2,763.24
Ground Rent- Pepper Corn
Leasehold- 999 years from 2000
Council Tax Band- D
EPC - C
BLOCK MANAGEMENT : Zenith

Agents Notes

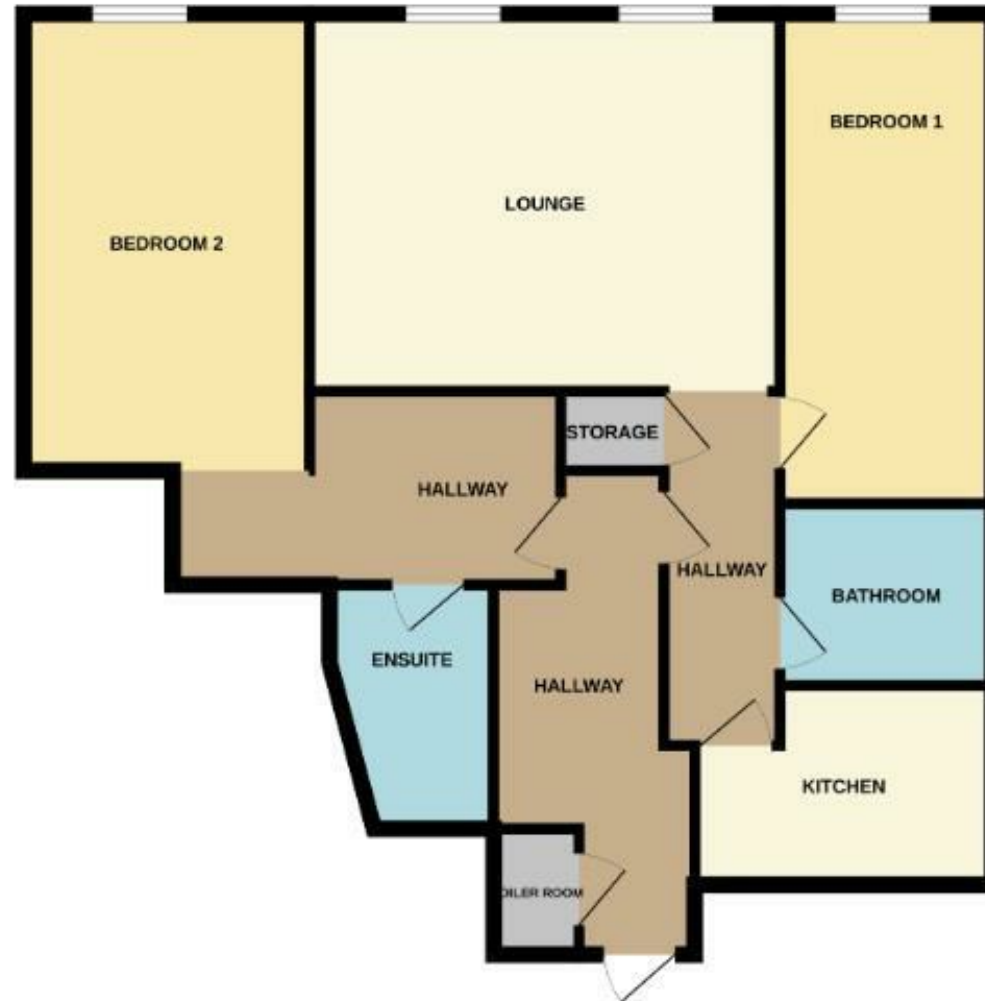
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask 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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

