



# Apt 9 Krupa Building, 19 Sharp Street, Manchester, M4 4BZ

EWS-1 in Place. B1 Rating. Mortgage Buyers Welcome

Spanning 424 square feet, the apartment features a well-designed layout that maximises space and functionality. The reception room is a delightful area, with balcony, the kitchen has fitted units and the bathroom is nicely laid out.

The bedroom is a tranquil haven, offering a peaceful space to rest and recharge. With ample room for furnishings, it ensures a comfortable living experience. The bathroom is thoughtfully appointed, providing all the necessary amenities for your daily routines. No Chain. Sold as seen

## Price £105,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Location

Situated in a prime location, the Krupa Building is surrounded by the dynamic energy of Manchester. Residents can enjoy easy access to a variety of shops, restaurants, and cultural attractions, making it a fantastic place to call home. The area is well-connected by public transport, ensuring that you can explore all that this vibrant city has to offer.

In summary, this apartment in the Krupa Building presents an excellent opportunity for those looking to embrace city living in Manchester. With its appealing features and convenient location, it is a property not to be missed.

### Entrance Hall

Electric heater with access to all rooms

### Living Room

10'10" x 9'6"

Double glazed door to Juliet balcony, electric heater and open to-

### Kitchen

9'9" x 10'4"

Wall and base units with oven, hob and extractor

### Bedroom

10'5" x 9'8"

Double glazed window and electric heater

### Bathroom

7'9" x 5'5"

Three piece suite with shower over the bath.

### Additional Information

Service Charge £1926.50p approximately

Lease 250 years from 2004 review due in 2025 then every 21 years

Ground Rent £133.57p pa

“All services/appliances have not and will not be tested”.

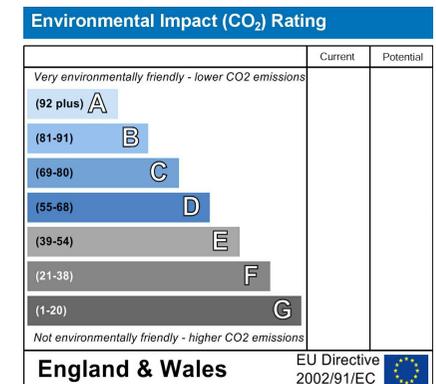
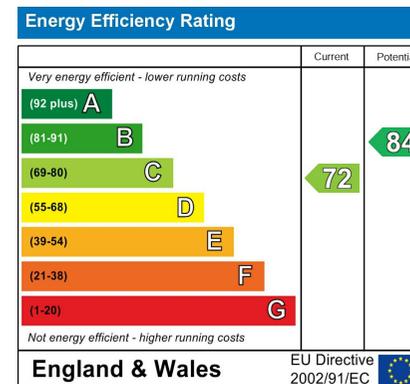
### Agent Note

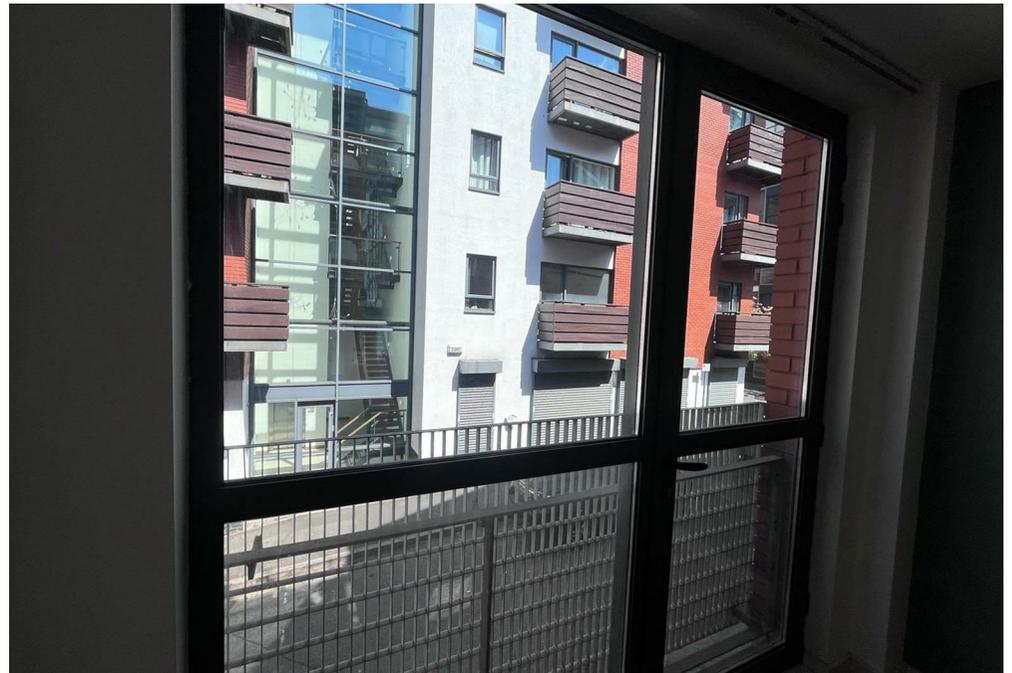
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

This property may come under a Non-qualifying leaseholders , these are owners who do not benefit from the leaseholder protections under the Building Safety Act 2022, meaning they can be held responsible for uncapped costs to fix unsafe cladding and fire safety defects in their buildings, as they own multiple properties. Please check with your lender prior to viewing.

### 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.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025



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](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

