jordan fishwick

# Apt 401 Britton House, 21 Lord Street, Green Quarter, Manchester, M4 4FN

This superbly valued two bedroom apartment located in Britton House which is found in the popular area of Green Quarter. The property comprises of an Entrance hall, Open plan Living/Kitchen with access to the balcony. Kitchen comes with fully fitted appliances, including fridge/freezer, oven and hob. Two double bedrooms with the master having en-suite shower facilities. Family three piece bathroom. Underground Gated Parking Included. Tax Band D. EPC Rating C. EWS-1 underway, due to complete 2026. Mortgage Buyers Welcome. One not to be missed at this price.

# Price £169,500

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

## Entrance Hall
Spacious hallway with built in cupboard housing hot water system which also has the washing machine in. . Laminate flooring, electric heater and access to all rooms

## Living/Kitchen
16'0" x 13'11"
This room comes with a fully fitted kitchen, fridge, freezer,dishwasher, oven, hob and extractor hood. Built in microwave. One and a half sink unit. The lounge has an electric heater and access to the balcony.

## Bedroom One
12'8" x 8'1"
Double glazed window and electric heater

## En-Suite
7'7" x 3'10"
Walk in shower cubicle with w.c, vanity sink unit, tiled floor and part tiled walls. Fitted mirror. Heated towel rail

## Bedroom Two
12'4" x 8'1"
Double glazed window and electric heater

## Bathroom
7'9" x 6'9"
Three piece suite with shower attachment over the bath. Vanity sink and w.c. Heated towel rail and fitted mirror. Tiled floor and part tiled walls.

## Externally
Balcony off the living room. Allocated parking space. Access to a gated garden area for residents.

## Additional Information

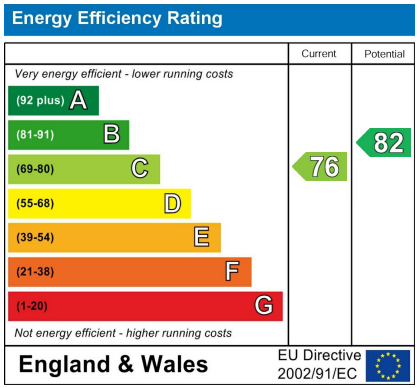
Service Charges £2280 pa
Buildings Insurance £640 pa
Ground Rent £250 pa
Lease 150 years from 2009
Building Managed By Living City

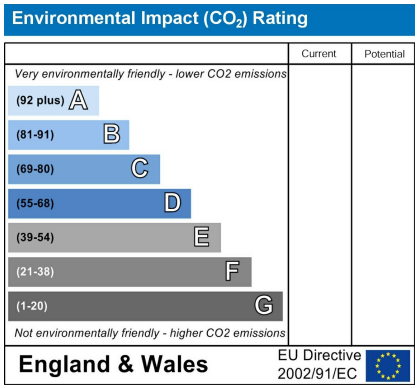
## Agents Notes

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

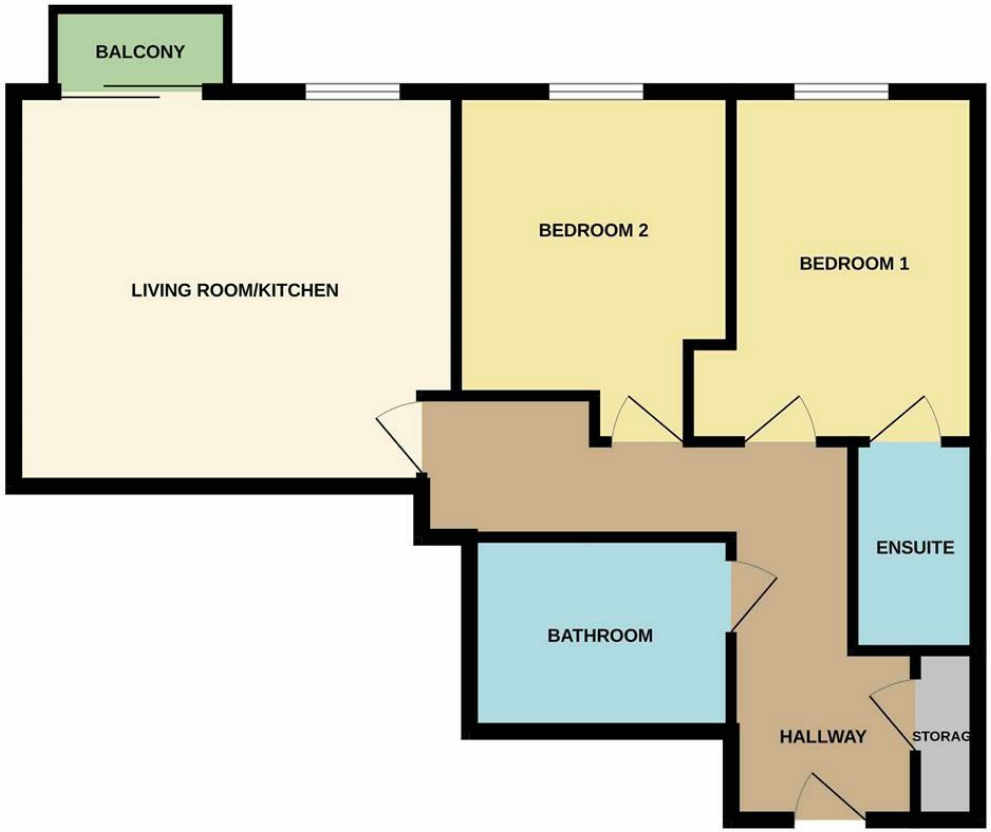
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon 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 where 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.




Email: manchester@jordanfishwick.co.uk

GROUND FLOOR

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