



Apt 3 Little Alex, 1 Alexandra Road, Manchester, M16 7BU

We are pleased to have for sale, this well presented two bedroom duplex apartment, found on the first floor of the Little Alex development in Hulme, Manchester. The ground floor consists of a an entrance hallway, two double bedrooms, a contemporary bathroom with modern fixtures and fittings, the upper floor is where you will find the stunning kitchen and lounge with wooden flooring and access to the balcony. Secure Allocated Parking Included. Mortgage Buyers Welcome.

Offers Over £155,000

Viewing arrangements

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

Entrance Hall

Leads to all rooms

Bedroom One

9'11" x 7'5"

Wooden Flooring, double glazed UPVC window, spot lighting, radiator.

Bedroom Two

10'5" x 7'4"

Wooden Flooring, double glazed UPVC window, spot lighting, radiator.

Bathroom

9'0" x 9'6"

Part tiled bathroom, vinyl flooring, bath with glass shower

screen, mixer with shower attachment, fitted mirror, hand wash basin, low level W.C.

First Floor Landing

Living/Kitchen

13'9" x 13'10"

Range of wall and base units with complimentary kitchen worktop, boiler, integrated oven / hob, spot lighting, tiled splash back, electrical power sockets, access to the balcony.

Externally

Access to the balcony through the kitchen / lounge. Secure allocated parking.

Additional Information

Service Charges £2121.76p

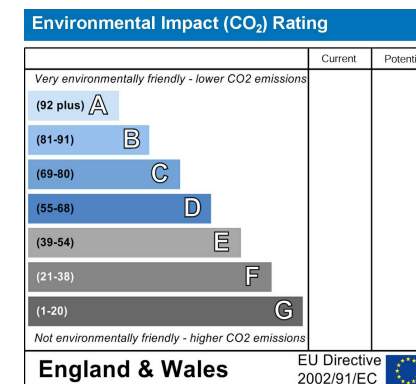
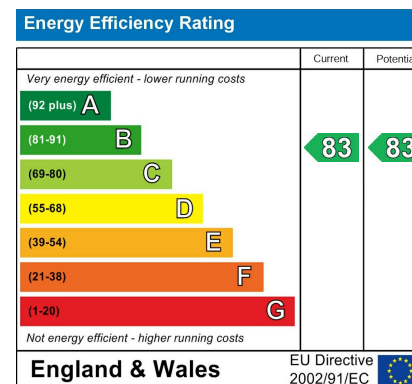
Lease 125 Years From 2005
Ground Rent- £200.00
EPC Rating -B
Council Tax Band - B
Managing Agent - Plum Life

Agents Note

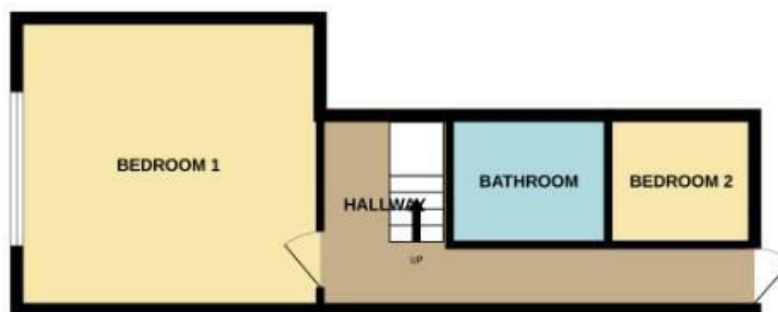
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

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

