



## Apt 5 China House, Harter Street, Manchester, M1 6HP

Jordan Fishwick are pleased to offer for sale this stunning, larger than average, one bedroom apartment, located on the first floor this apartment has been well maintained throughout and is offered with no onward chain. Entrance hallway with utility cupboard, spacious living room with secondary glazed windows and underfloor heating, high ceilings and wooden floors The separate kitchen maximises the space available with oven, hob, dishwasher, fridge and freezer. The bedroom is large in size and also benefits from secondary glazed windows and electric heaters. The bathroom comes with bath with mixer shower over, wash hand basin and w.c.

# Asking Price £170,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Ceiling light. Utility cupboard housing washing machine.

### Living Room

21'4" x 15'10"

Underfloor heating. Wall lights. Wood effect flooring. Windows with secondary glazing.

### Kitchen

8'6" x 6'11"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated fridge/freezer and dishwasher. Cooker with hob and extractor over. Tiled splashback. Ceiling light.

### Bedroom

15'9" x 13'8"

Fitted carpet. Wall mounted heater. Ceiling light. Window with secondary glazing. TV point.

### Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Shaver point. Heated towel rail.

### Externally

Amazon lockers. Secure code entry. No parking.

### Additional Information

Managing Agents Rendall & Rittner



Service Charge £4432 but £848 goes into a reserve fund.

Lease 999 years from 2000

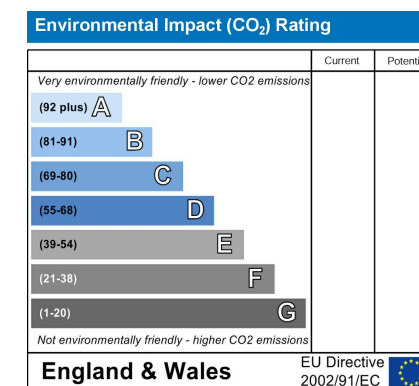
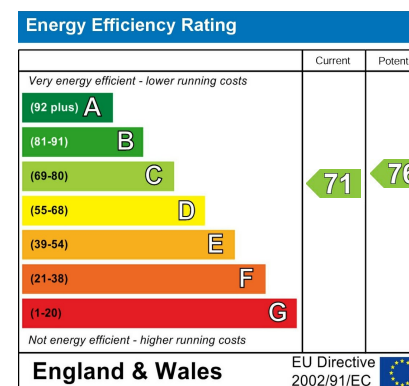
Ground Rent £150.00 per annum 25 year review period

### 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

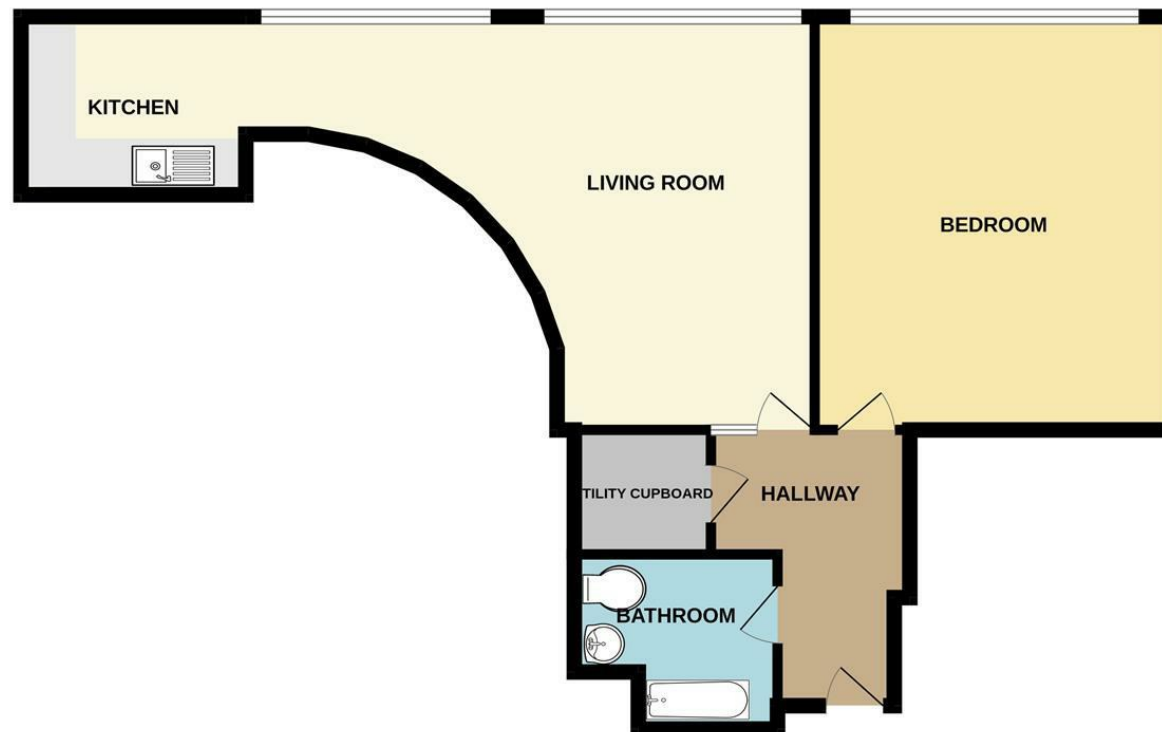
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## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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