



Apt 604 Bauhaus, 2 Little John Street, Manchester, M3 3GZ

EWS1 CERTIFICATE IN PLACE! ALL MORTGAGE BUYERS INVITED!

Jordan Fishwick are delighted to bring to the market an immaculate sixth floor two double bedroom apartment in this five star Crosby development, Bauhaus. With an excellent and very central location, you are only a stones throw from the Opera House and the high class shops and restaurants of Deansgate/Spinningfields. . The apartment has a generous size entrance hall with double storage cupboard housing washer/dryer, good sized living room with designer kitchen incorporating fridge/freezer, microwave, oven, hob and dishwasher. Both bedroom's are larger than average. Viewing is strongly recommended. On site Concierge.

Guide Price £175,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

The generously sized hallway is fitted with light wood flooring and is l-shaped and painted white, double doors lead to a storage cupboard which also houses space for the water heater and washing machine. There are ceiling spotlights to illuminate the hallway.

Living Room

14'1" x 11'6"

The living room is fitted with similar light wood flooring and has a window overlooking Atherton St. The room is decorated in light neutral colours and is open plan to the kitchen.

Kitchen

6'9" x 9'10"

The kitchen is fitted with similar wood flooring to the living space and is fully fitted with light coloured units and a complementing dark coloured worktop. There are a number of built in appliances including microwave oven, electric oven, electric hob and fridge freezer. There is a raised

glass breakfast bar area to put stools up to. The kitchen is illuminated by ceiling spotlights.

Master Bedroom

8'9" x 18'1"

The main bedroom is a double room and fitted with a light neutral coloured carpet. There is a window overlooking Atherton St and a door leading into the en suite shower room.

Ensuite

The main bedroom benefits from the superb en suite shower room which has been fitted to a high standard with an over sized shower cubicle in modern dark tiles and light blue glass. There is a large fitted wall mirror.

Bedroom Two

14'3" x 7'10"

The second bedroom is also a double room fitted with a light neutral coloured carpet and a window overlooking Atherton St. The room is decorated in neutral colours.

Bathroom

The main bathroom is fitted in a similar style to the en suite shower room with dark tiles and a large wall mirror. The room is illuminated with ceiling spotlights and there is a wall mounted electric towel rail.

Additional Information

Service Charge: £908 per quarter

Residential Reserve £599,88p per year

Buildings Insurance: £266.93p per annum

Lease: 150 years from 2005

Ground Rent: £250 Per annum

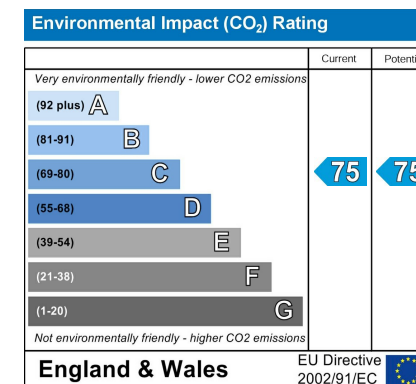
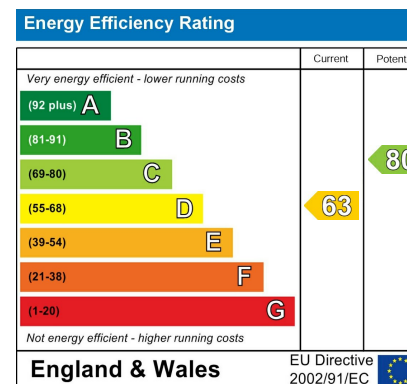
Council Tax Band E

Disclaimer

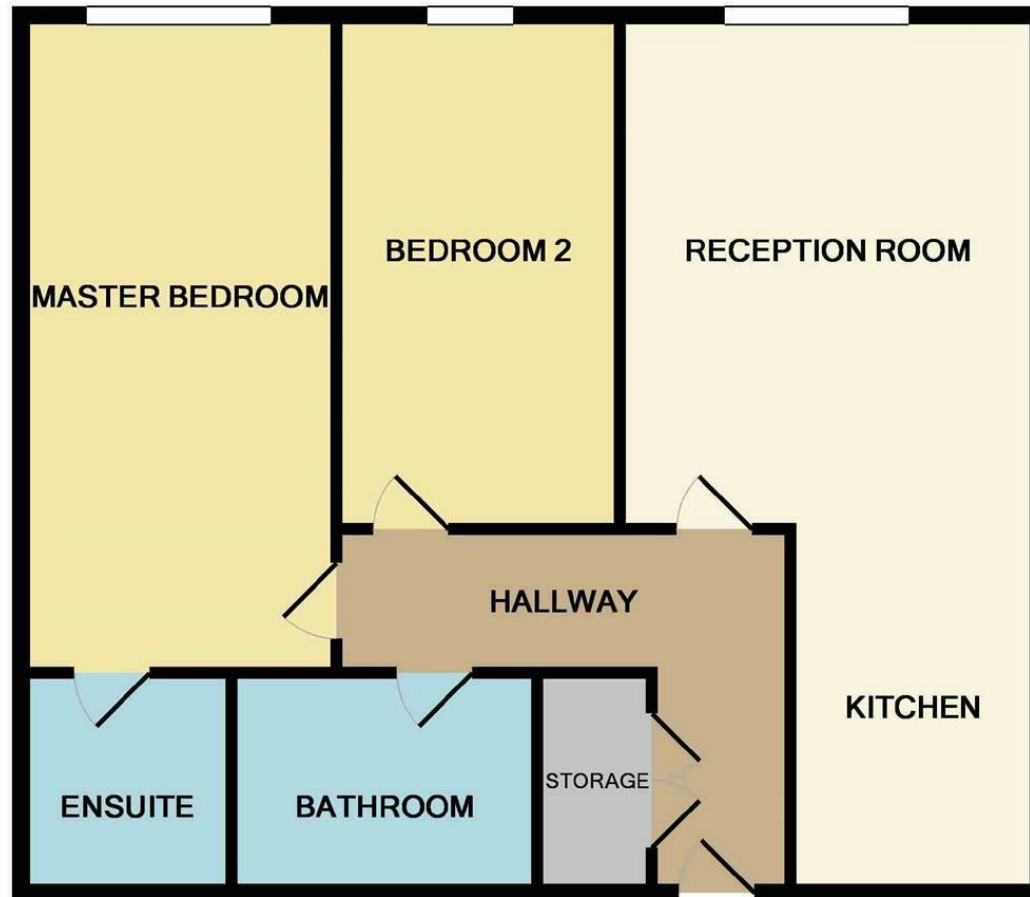
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

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.







Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2018



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

