

FOR SALE VIA AUCTION.

*jordan fishwick*

**SOLD.**



# Apt 305 Emmeline Tower, 17 Dalton Street, Manchester, M40 7EB

\*AVAILABLE VIA MODERN AUCTION.\* Auction Live

EWS1 IN PLACE. Welcome to Emmeline Tower, a modern apartment located at 17 Dalton Street in the vibrant city of Manchester. This delightful one-bedroom apartment offers a comfortable living space, perfect for individuals or couples seeking a stylish urban retreat.

Spanning an impressive 581 square feet, the apartment features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The bedroom is generously sized, ensuring a peaceful haven for rest. The bathroom is contemporary and functional, catering to all your daily needs.

## Price £70,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.

### Entrance Hall

Access to all rooms. Wooden flooring. Ceiling light.

### Living Room/Kitchen

23'6" x 14'1"

Range of wall and base units with complimentary worktops over. Cooker with hob and extractor over. Space for fridge/freezer. Cupboard housing washing machine. Sink with mixer tap. Wooden flooring. Ceiling light. Wall mounted electric heaters.

### Bedroom

6'7" x 9'1"

Fitted carpet. Ceiling light. Wall mounted electric heater.

### Bathroom

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

## Externally

Parking. Bike storage. Lifts to all floors.

## Additional Information

Service charges - £2,876 with RMG management group

Ground rent - £335 per annum

Lease - 250 years from 2005

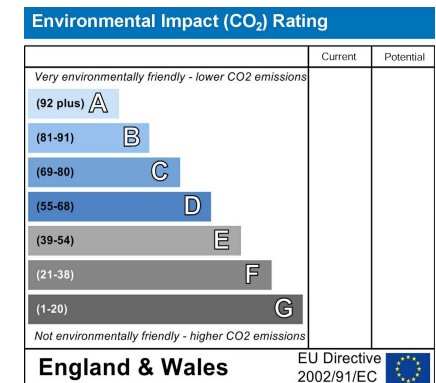
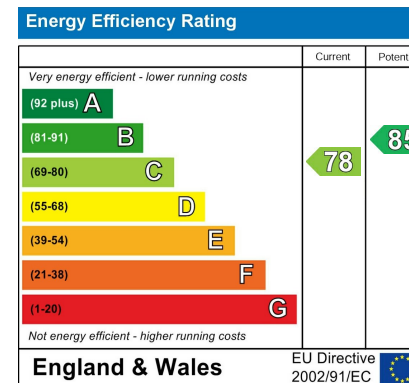
Council Tax Band A

## 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.

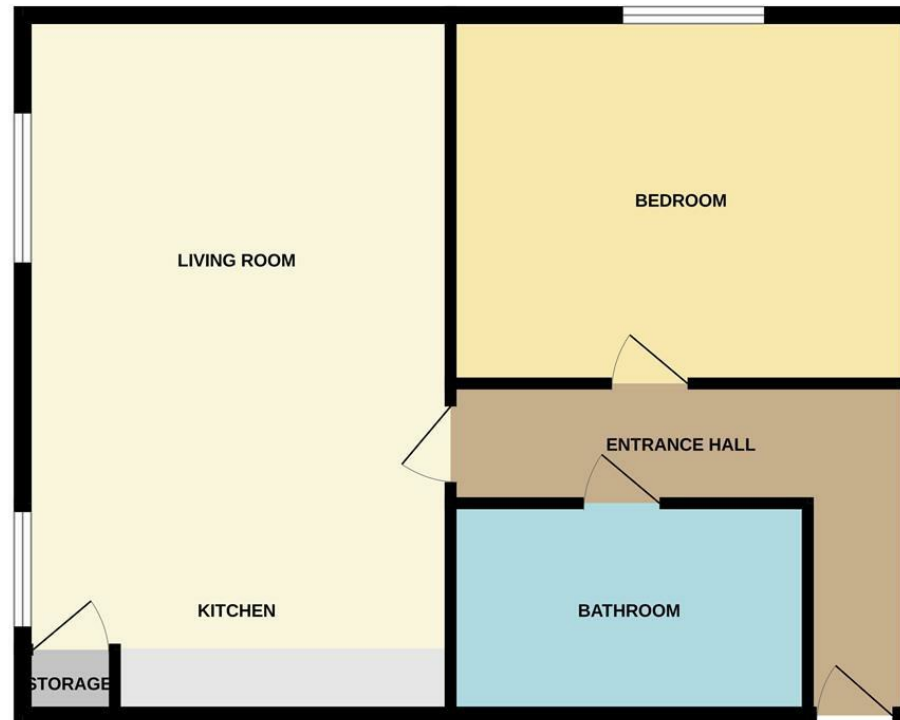
## Disclaimer

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.





## THIRD FLOOR



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