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Apt 510 The Birchin, 1 Joiner Street, Northern Quarter, Manchester, M4 1PH

We are pleased to have for sale this one bedroom apartment found on the 5th floor of the Birchin, Northern Quarter.

The property comprises of an entrance hallway leading to all rooms, a gallery style kitchen with integrated appliances, spacious lounge leading to an additional room which can be used as an office. The family sized bathroom has modern fixtures and fittings. Situated in the Northern Quarter the location is perfect for you to explore Manchester. Mortgage Buyers Welcome. EWS-1 B1.

Price £165,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Leads to all rooms, storage with hot water tank and plumbing for washing machine.

Kitchen

11'1" x 4'10"

Range of wall and base units with complimentary kitchen worktop. Integrated fridge / freezer, oven / hob, extractor fan, in-set sink with mixer tap. spot lighting.

Lounge

11'10" x 11'11"

Wood laminate flooring, double glazed UPVC window, access to additional office / room.

Study Area

7'6" x 6'7"

Sliding door to office/occasional second bedroom. Spotlights. electric heater, wooden laminate flooring.

Bathroom

5'11" x 7'1"

Bath with glass shower screen, shower attachment with mixer, low level W.C, hand wash basin, towel rail? part tiled?

Externally

Lifts to all floors.

Additional Information

Service charges- £1,832.28

Lease 125 years from 2004

Ground rent- £166.02 per annum

Council tax band -C

EPC - C

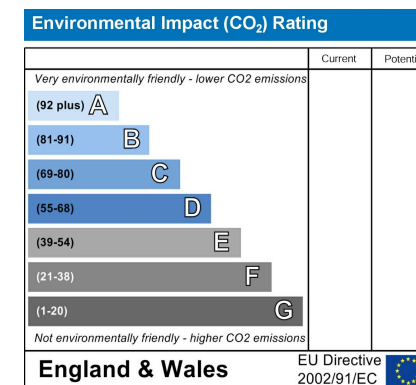
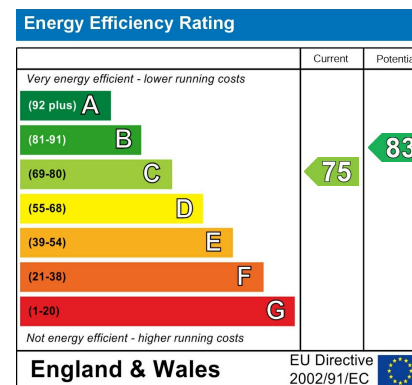
Managing Agent - Block Living

Agents Notes

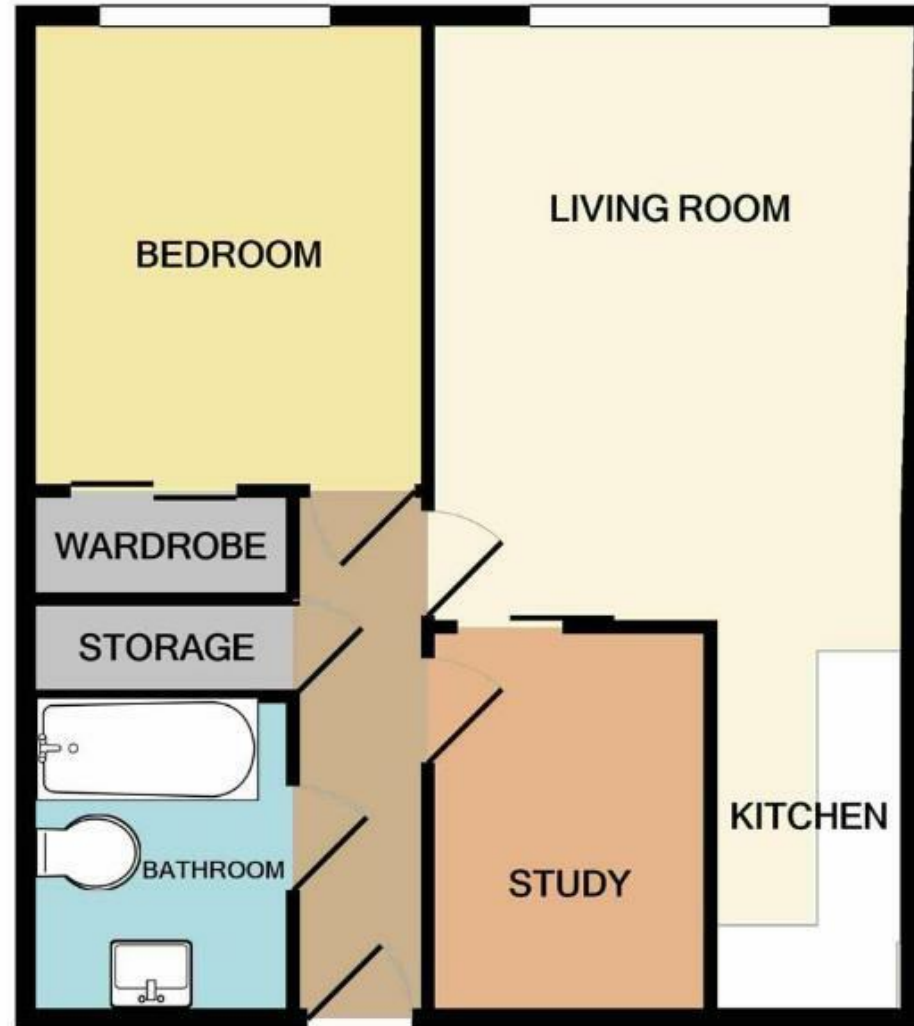
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IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an 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.







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