



Apt 21 The Frame, 2A The Waterfront, Sport City, Openshaw, Manchester, M11 4BX

We are pleased to have for sale this well presented one bedroom apartment found on the 2nd floor of the Frame development, Sport City, Openshaw. The property comprises of an entrance hallway with storage for the hot water tank and plumbing for a washing machine, a spacious lounge with a Juliette balcony and a kitchen with integrated appliances, double bedroom with a built in wardrobe and contemporary shower room. Mortgage Buyers Welcome. EWS-1 Available. Secure Gated Parking Included.

Asking Price £115,000

Viewing arrangements

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

Entrance Hall

Large storage cupboard housing hot water system, The property is heated by wet electric radiators. Plumbed for washing machine. Doors to all rooms.

Living Room / Kitchen

11'7" x 15'2"

Range of wall and base units with complimentary kitchen worktop, oven, hob and extractor. fridge/freezer. Radiator Juliet balcony with views over the front, electric heater, tv points.

Bedroom

8'9" x 15'2"

Floor to ceiling double glazed window, Radiator and fitted double wardrobe.

Shower Room

6'11" x 5'1"

Corner shower cubicle with wash hand basin, w.c and part tiled walls.

Externally

Juliette balcony through lounge. Gated allocated parking space.

Additional Information

Service Charge- £1,862.86

Ground Rent- £50.00 Not requested to be collected since 2008.

Council Tax Band- A

EPC Rating- C

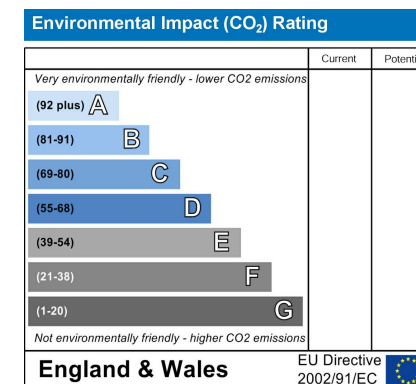
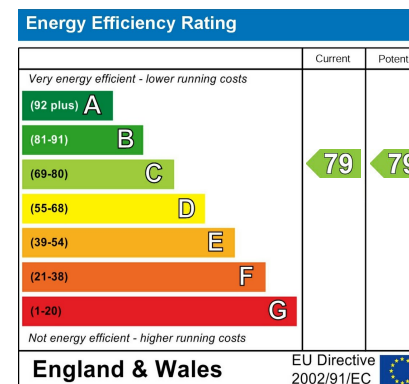
Lease - 125 years from 2005
Managing Agent- Scanlans

Agents Notes

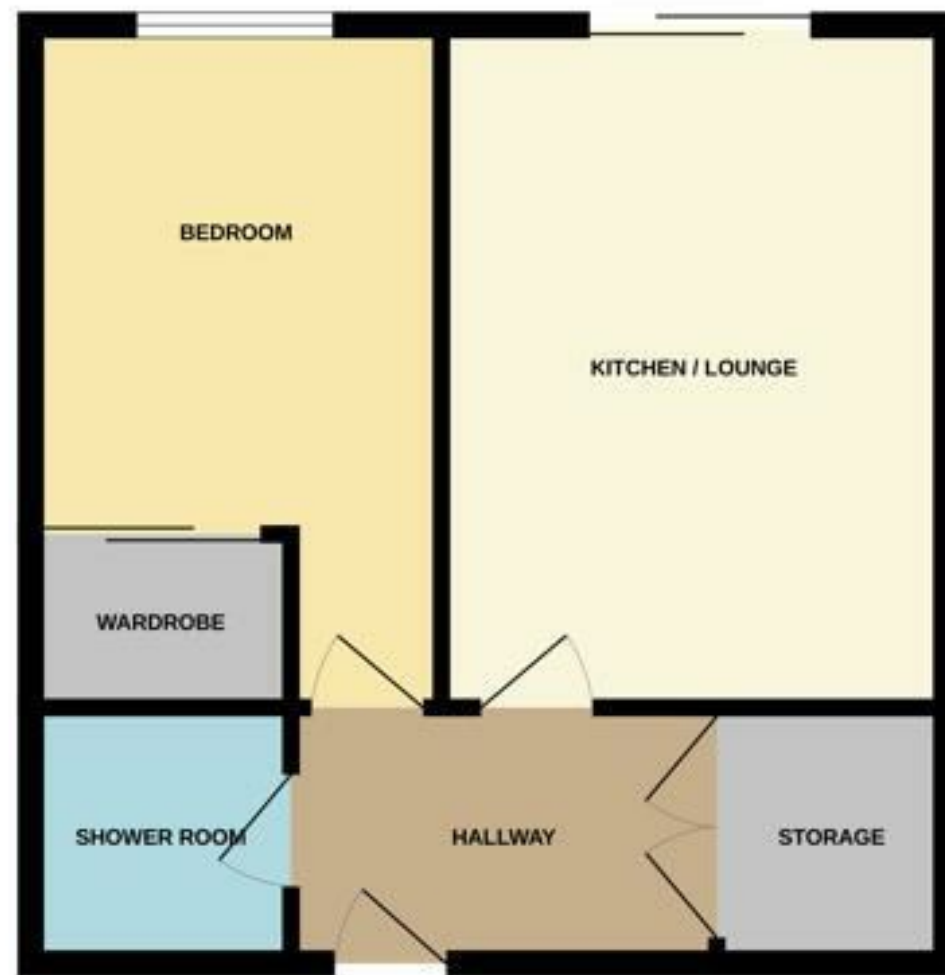
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask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

Disclaimer

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

