jordan fishwick

Apt 003a The Langley Building, 53 Dale Street, Manchester, M1 2HH

A delightful elevated ground floor two bedroom apartment which is located in the Langley building close the the heart of the Northern Quarter. The communal areas are full of character and period features including stained glass windows and decorative tiles. Spacious entrance hall with storage, bright living/kitchen with wood flooring, two double bedrooms and an attractive bathroom suite with tiled walls and floor. Secondary glazing to the large sash windows and electric heaters. Additionally this apartment comes with a secure allocated parking space. Mortgage Buyers Welcome.

Offers Around £240,000

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

The Entrance Hallway
Spacious hallway with laminate wooden flooring and storage, spot lighting and electric heater.

Kitchen / Lounge
23'2" x 11'6"
This room has two large secondary glazed windows with opening sash windows. Comfortable lounge area. Wood flooring. The kitchen comes with oven, hob and extractor with contrasting worktops. Sink unit and plumbing for a dishwasher and washing machine.

Bedroom One
11'2" x 13'1"
Large secondary glazed sash window, electric heater, spot lighting, electric power sockets.

Bathroom
6'10" x 5'6"
Fully tiled bathroom, beige matt tiles with dark contrasting grout, shower with rain attachment, low level W.C, hot water storage heater, spot lighting, heated towel rail. Access to storage cupboard, hot water storage tank.

Bedroom Two
11'5" x 11'8"
Spacious bedroom with large secondary glazed sash window, electric heater. Built in storage cupboard, spot lighting, electric heater.

Externally
The apartment benefits from underground parking space. As well as a communal garden space.

Additional Information

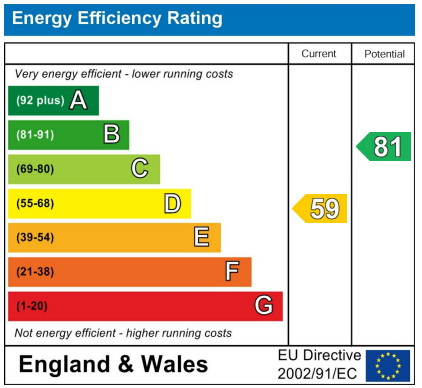
Service Charge £3,616.00 pa
Lease 250 From 2006
Ground Rent £100 pa
EPC Rating- D
Managing Agent- Realty

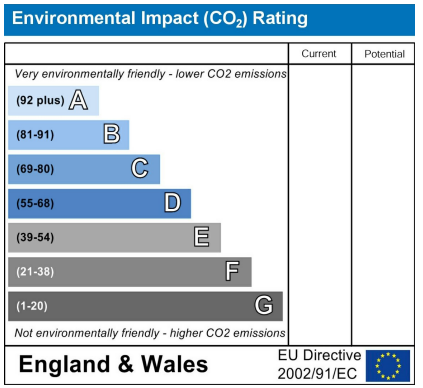
Agents Notes

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.

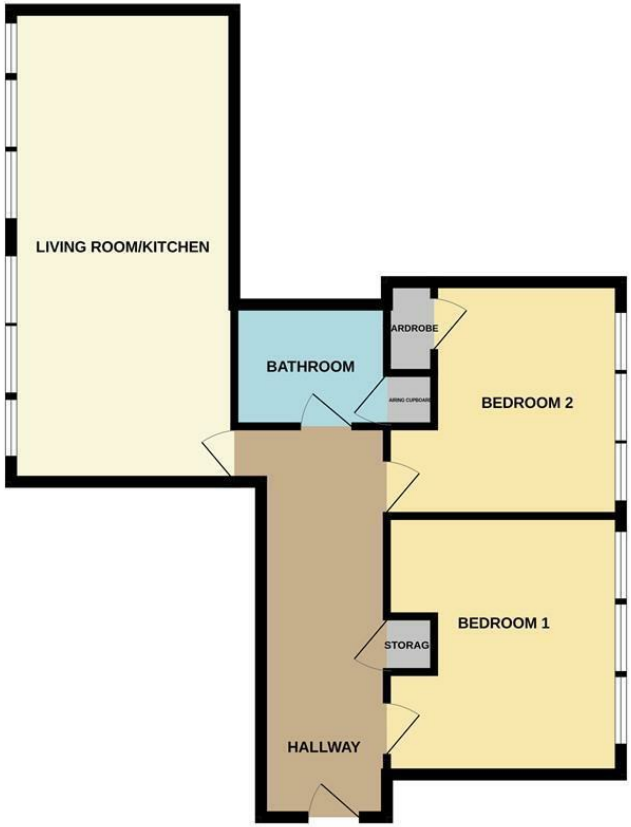
Disclaimer

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 where 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.





GROUND FLOOR



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