



Apt 84 The Hallmark Tower, 6 Cheetham Hill Road, Manchester, M4 4GA

Jordan Fishwick are pleased to have for sale this stylish One Bedroom apartment found on the 7th Floor, located on Cheetham Road, just around the corner from Green Quarter, it is perfect for those who want contemporary living with easy access into the city centre. The property features a well sized reception room with views onto Cheethamhill road as well as lots of natural light. The kitchen includes integrated appliances such as, fridge/ freezer, oven/hob and dishwasher. The single bedroom is thoughtfully designed to maximise space and light. The bathroom is modern and functional, equipped with all the necessary amenities for your daily needs.

Offers In Excess Of £180,000

Viewing arrangements

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

The Building

The location is particularly advantageous, with easy access to local shops, restaurants, and public transport links, making it simple to explore all that Manchester has to offer. Whether you are commuting to work or enjoying a leisurely day out, this apartment serves as a perfect base.

With its contemporary features and prime location, this apartment on Cheetham Hill Road is a fantastic opportunity for those looking to embrace urban living in one of the UK's most dynamic cities. Don't miss the chance to make this delightful property your new home

Lounge / Kitchen

22'11" x 11'1"

Open plan lounge / kitchen, integrated appliances such as oven/hob, dishwasher, fridge freezer, under cabinet lighting, laminate flooring through out, spot lighting, electrical heater, electrical power sockets, double glazed window.

Bathroom

7'6" x 5'8"

Fully tiled bathroom, hand wash basin with storage, WC, towel rail, shower attachment with mixer, spot lighting.

Bedroom

14'7" x 9'0"

Fitted carpets, fitted wardrobe, electrical heater, spot lighting, double glazed window.

Additional Information

Service Charge- £1678.80

Building Insurance- approx. £917.00

Ground Rent- £300.00

Council Tax Band- C

EPC Rating- B

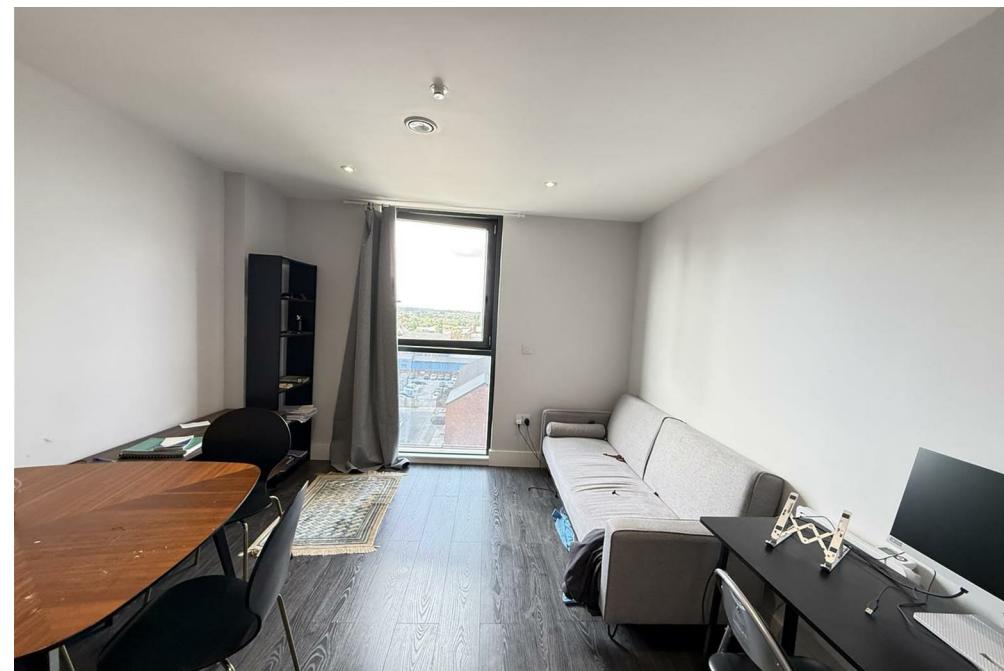
Lease terms- 150 years from 2006

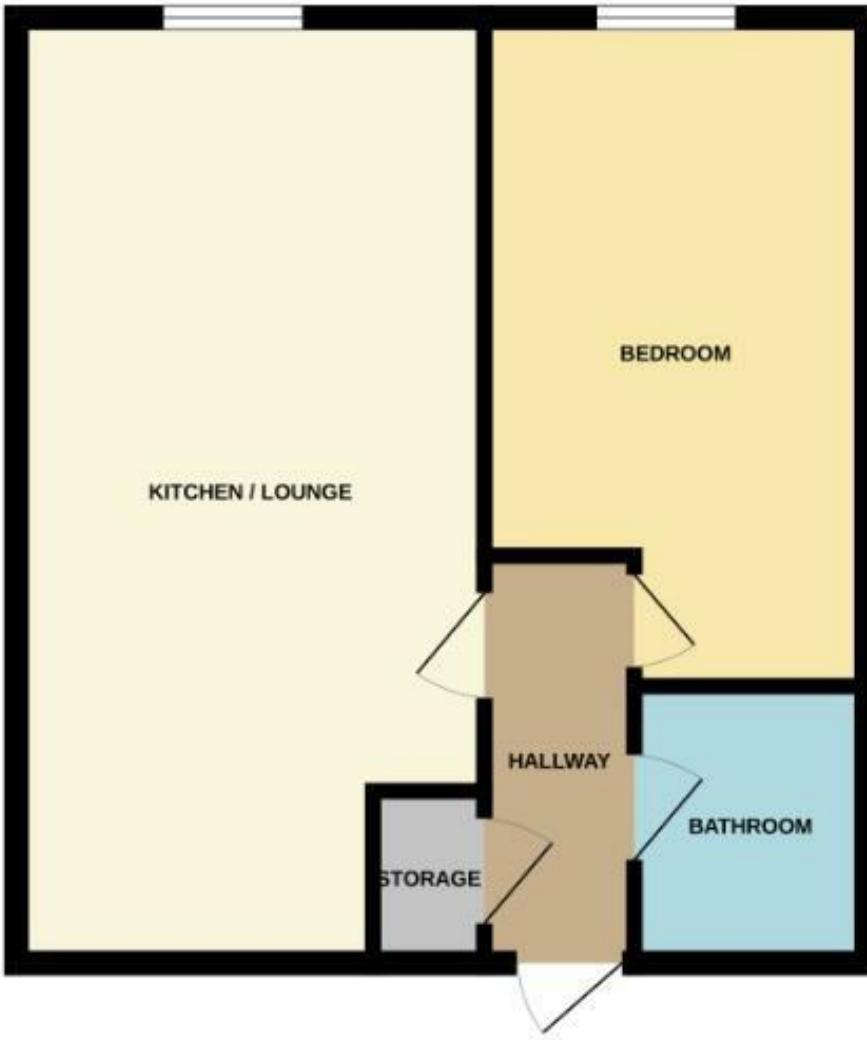
Agents Notes

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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