
FIVE GUYS
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jordan fishwick

Apt 2 15 Piccadilly, Piccadilly Gardens, Manchester, M1 1LT

Located in the heart of Piccadilly Gardens. This 2nd floor one bedroom apartment is only a 5 minute walk to Piccadilly Station. Entrance hall, spacious living room with ample natural light and comfortable kitchen. There is a double bedroom and three piece bathroom suite. Double and triple glazed windows. High ceilings. Small selective development. EPC Rating E. Owner Occupiers only.

Price Guide £160,000

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

Entrance Hall
High ceiling and engineered Oak flooring. Cupboard for storage. Access to Bedroom, bathroom and -

Living Room
18'0" x 14'7"
Four double glazed sash windows, engineered Oak flooring. Feature brick fireplace which would house an electric style fire. High ceilings, open to

Kitchen
8'8" x 8'8"
Two double glazed windows. Wall and base units with one and a half sink unit, oven, hob and extractor, plumbing for washing machine. Part tiled splash back. Cupboard housing hot water system. Engineered Oak flooring.

Bedroom
14'11" x 8'2"
Triple glazed window. Engineered Oak flooring. Steps lead down to the bedroom area. Electric heater

Bathroom
7'5" x 5'6"
Three piece white suite with electric shower over the bath and shower attachment. Wash hand basin and w.c. Electric wall heater. Engineered Oak flooring.

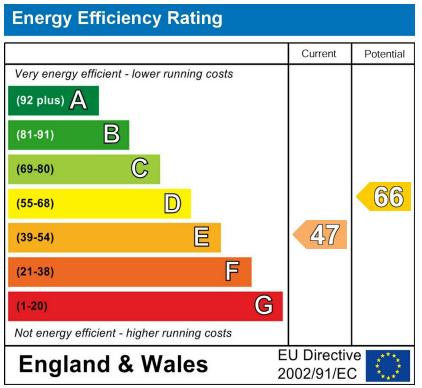
Additional Information
Service Charges £3404.88p pa
Lease 189 Years from 2000.
Ground Rent Zero
Building Managed by Guinness Partnership

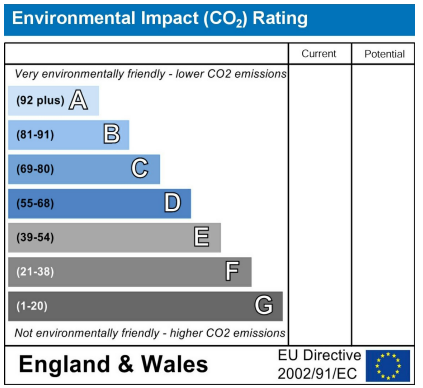
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Disclaimer

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.





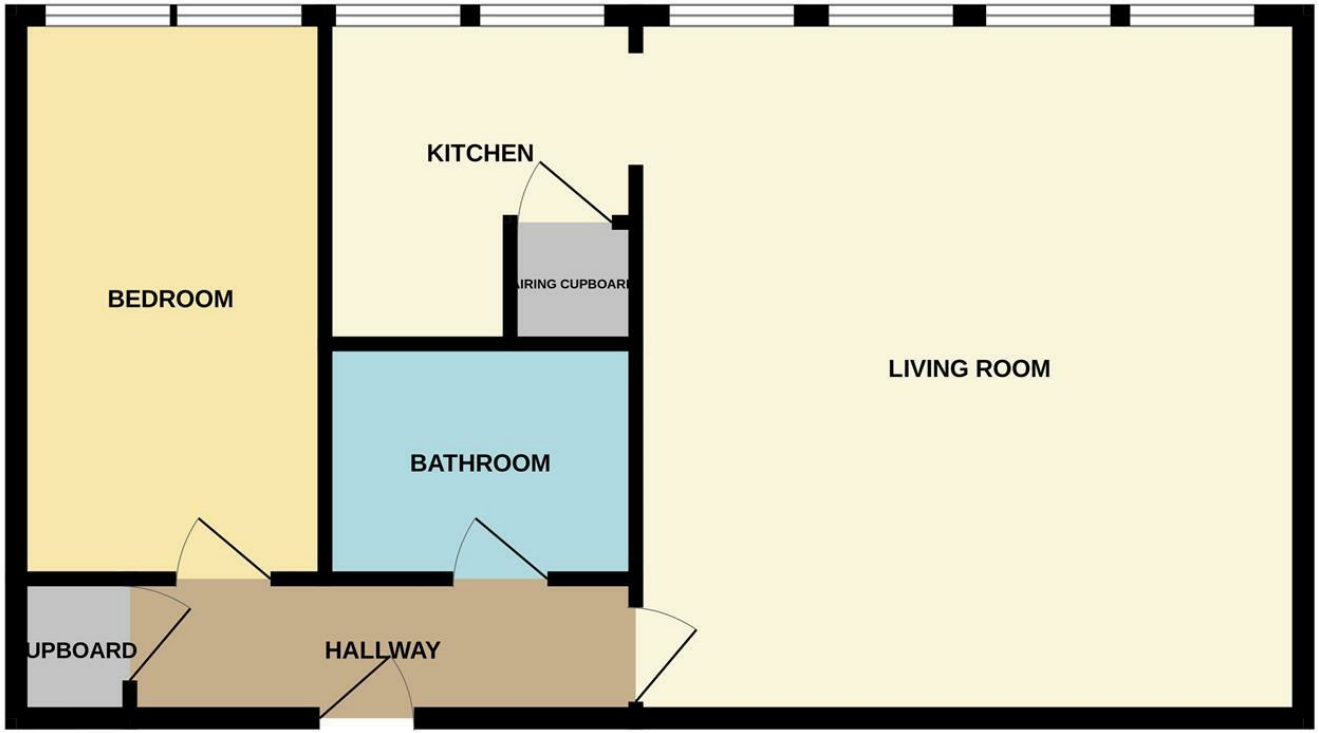








GROUND FLOOR



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