jordan fishwick

# Apt 9 Tobacco Factory, 30 Ludgate Hill, Millennium Quarter, Manchester, M4 4TF

EWS-1 in place. MORTAGE BUYERS WELCOME
An absolutely stunning conversion apartment on the first floor of this sought after development on Ludgate Hill a short distance from Victoria Station and the Northern Quarter. The accommodation on offer includes an entrance hallway with spacious storage cupboard, beautifully presented large living/dining area with high ceiling and larger than average warehouse style windows, stylish and contemporary kitchen with a range of integrated appliances to include oven and hob, dishwasher and fridge/freezer, huge master bedroom with refitted ensuite shower, second double bedroom and an immaculate bathroom with shower over the bath. Secure parking. No Chain

# Price £300,000

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

## Entrance Hall
Wood flooring, access to all rooms.

## Lounge /Kitchen
22'3" x 25'1"
This bright and spacious room has larger than average warehouse style windows, Integrated Oven/ Hob, Extractor Fan, Fridge/Freezer , under cabinet lighting, spot lighting. wine storage, Wooden flooring

## Bedroom One
11'5"
Fitted carpet, access to ensuite shower room, electrical power sockets, spot lighting, opaque glass block windows leading out onto the hallway.

## En-Suite
4'9" x 6'10"
Part Tiled en-suite, Shower cubicle with shower attachment and mixer, hand wash basin, WC and electrical heated chrome towel rail.

## Bedroom Two
12'9" x 11'2"
Fitted carpets, Spot Lighting, opaque glass block windows leading out onto the hallway, electrical heater, fitted wardrobe space.

## Bathroom
9'11" x 6'1"
Part tiled bathroom, hand wash bason, WC, heated chrome

towel rail, shower attachment with mixer, spot lighting, fitted mirror with storage.

## Externally

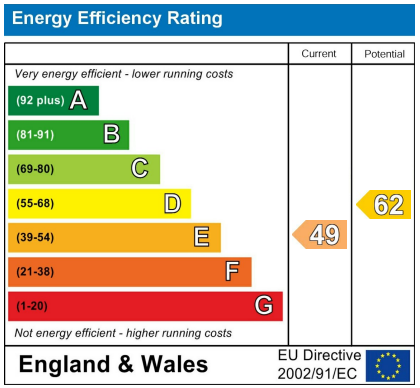
The property comes with a parking space

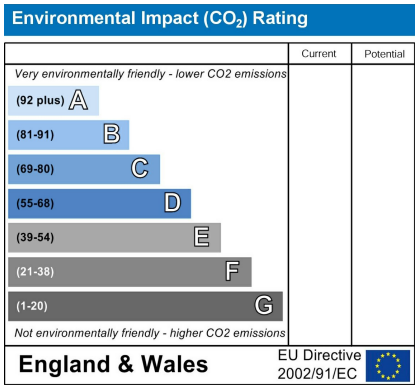
## Additional Information

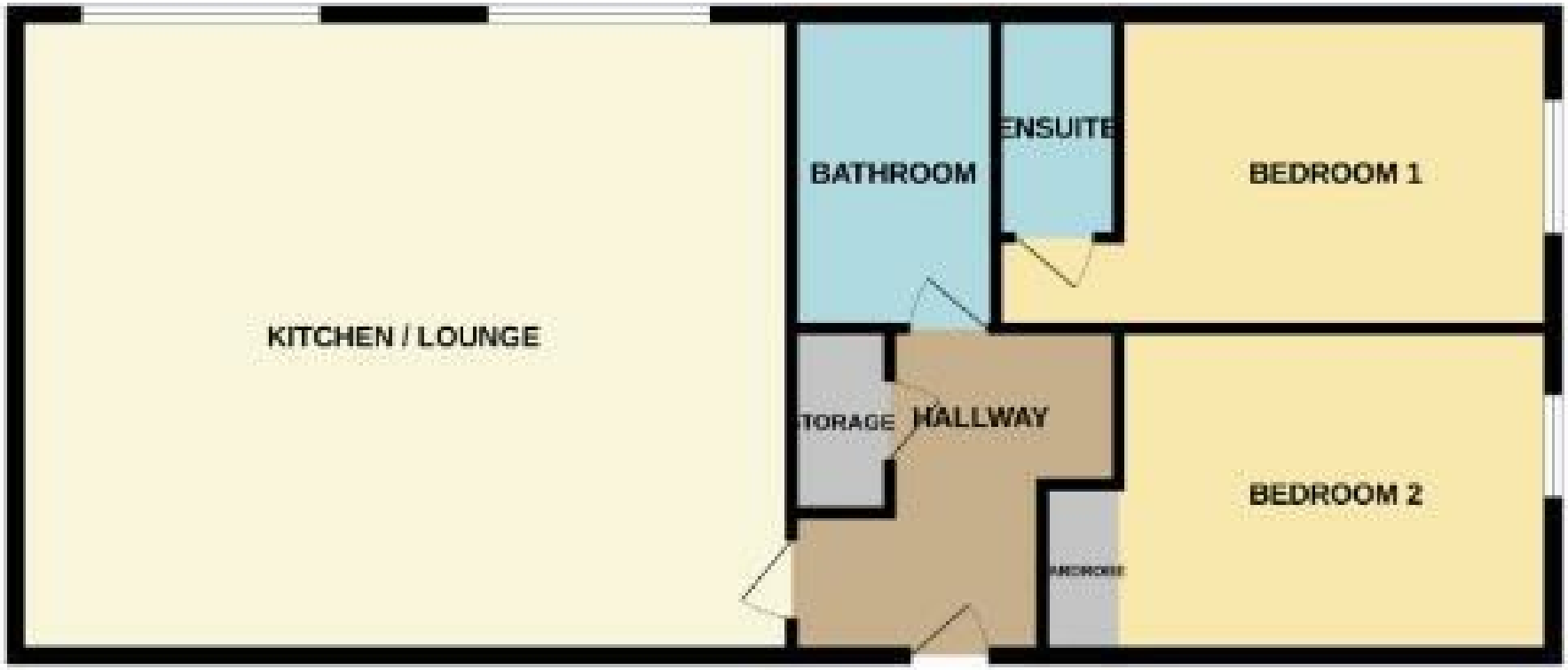
Service Charge Approx £3200 pa
Lease 999 Years From 1999
Ground Rent £100 pa
Building Managed By Complete Property

## 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.



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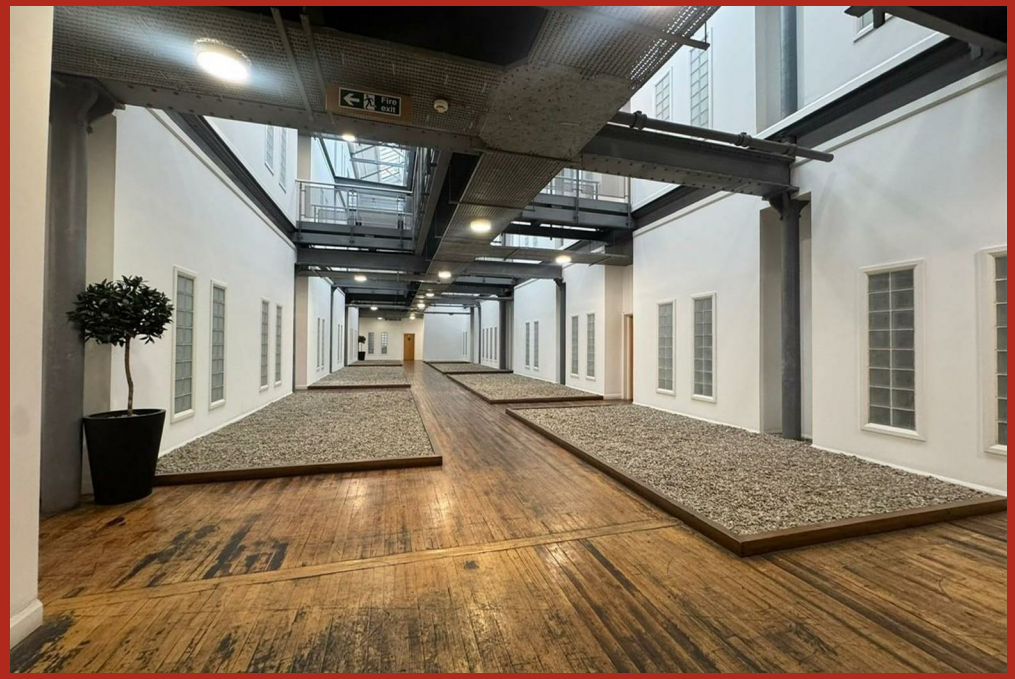
Welcome to
Tobacco Factory Phase 1