
jordan fishwick

Apt 612 Jefferson Place, 1 Fernie Street, Green Quarter, Manchester, M4 4BL

Jordan Fishwick are pleased to have for sale this well presented one bedroom apartment found on the 6th floor in the desirable Jefferson Place on Fernie Street, in the heart of the Green Quarter. Featuring a spacious reception room and balcony, providing ample natural light. The kitchen includes integrated appliances such as fridge/freezer, dishwasher, hob, microwave and oven. With a well-appointed bedroom, there is ample room for rest and privacy. There is a contemporary bathroom with modern fixtures and fittings. NO CHAIN. Mortgage Buyers Welcome.

Asking Price £135,000

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

The Building
We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss*.

Situated in a lively area, residents will enjoy easy access to local amenities, including shops, cafes, and public transport links, making it simple to explore all that Manchester has to offer. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity to own a piece of this dynamic city.

Entrance Hallway
Leads to all rooms, Storage with plumbing for a washing machine.

Kitchen / Lounge
24'9" x 12'7"
Modern Fully fitted kitchen with range of matching base and eye level units and complimentary worktop. Integrated oven/hob, fridge/freezer, dishwasher and under cabinet lighting, Part Tiled Flooring, Spot lighting. The lounge includes TV access points, fitted carpets, access to the balcony.

Master Bedroom
12'3" x 10'5"
Large double glazed window with fitted blinds, electric power points, electric heater, fitted carpets.

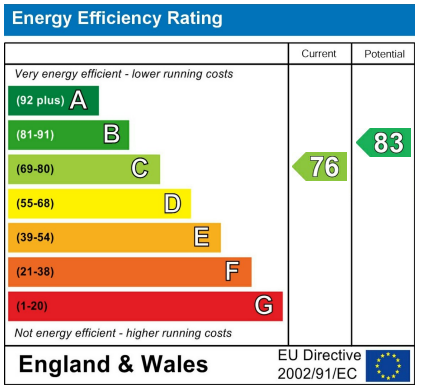
Bathroom
8'2" x 7'6"
Part tiled bathroom, shower attachment over the bath, hand wash basin and WC, electric heated chrome towel rail, spot lighting, extractor fan.

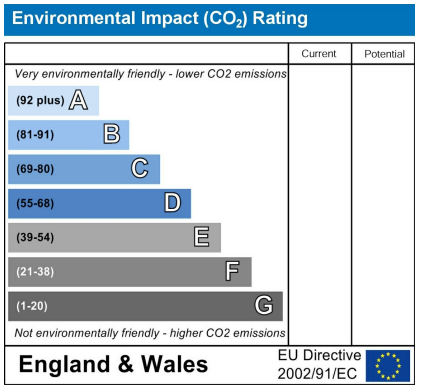
Externally
Intercom System internally and externally. Access to the balcony found through the lounge.

Additional Information
Service Charge Including building insurance -£1,651.24 TBC
Ground Rent- £250.00
Leasehold- 150 years from 2006
Council Tax Band - C
EPC- C
Management Company- Living City

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.















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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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