



# Apt 215 Mount Yard, 2 Old Mount Street, Manchester, M4 4GP

Jordan Fishwick are pleased to have for sale this very well presented one bedroom apartment located on the second floor of the Mount Yard development. The property briefly comprises of an entrance hallway, modern kitchen with integrated appliances, contemporary family sized bathroom, double bedroom with views onto old mount yard street. The property benefits from access to Gym, Concierge, Residents Lounge. No Chain.

## Offers Around £189,500

### Viewing arrangements

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

### The Building

Situated in a vibrant area of Manchester, you will find yourself surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links, ensuring that everything you need is within easy reach. This apartment is not just a home; it is a lifestyle choice that offers both comfort and accessibility.

### Entrance Hallway

Leads to all rooms in the property, utility closet with washer/dryer, HVAC, and hot water heater

### Kitchen

8'3" x 7'9"

Range of wall and base units with complimentary kitchen

worktop, under cabinet lighting, integrated fridge / freezer, dishwasher, oven / hob, white tiled splashback, spot lighting.

### Lounge

15'8" x 11'10"

Laminate flooring, spot lighting, Juliet balcony, floor to ceiling windows, electric heater, T.V access points.

### Bathroom

7'8" x 7'3"

Part tiled bathroom, rain attachment with mixer, spot lighting, heated chrome towel rail, fitted mirror with complimentary lighting.

## Bedroom

15'8" x 10'5"

Fitted wardrobe, floor to ceiling window, spot lighting, electrical heater, electrical power sockets.

## Externally

Gym, Concierge, Residents Lounge is available in the Stile building.

## Additional Information

Service Charge - £2,277.34

Ground Rent - £150.00

EPC Rating - B

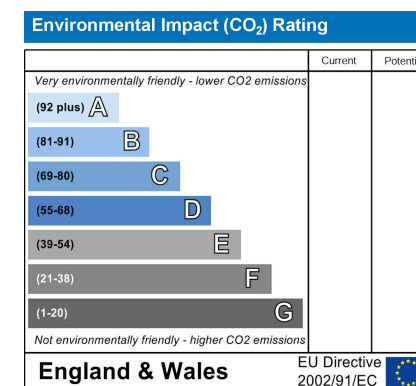
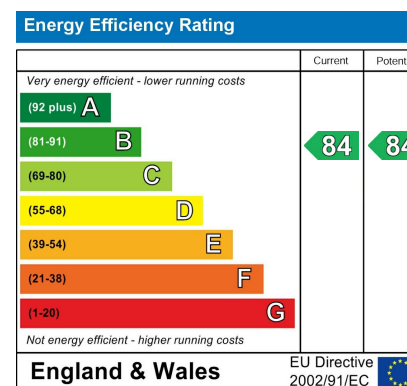
Council Tax Band - C

Leasehold- 250 years from 2003

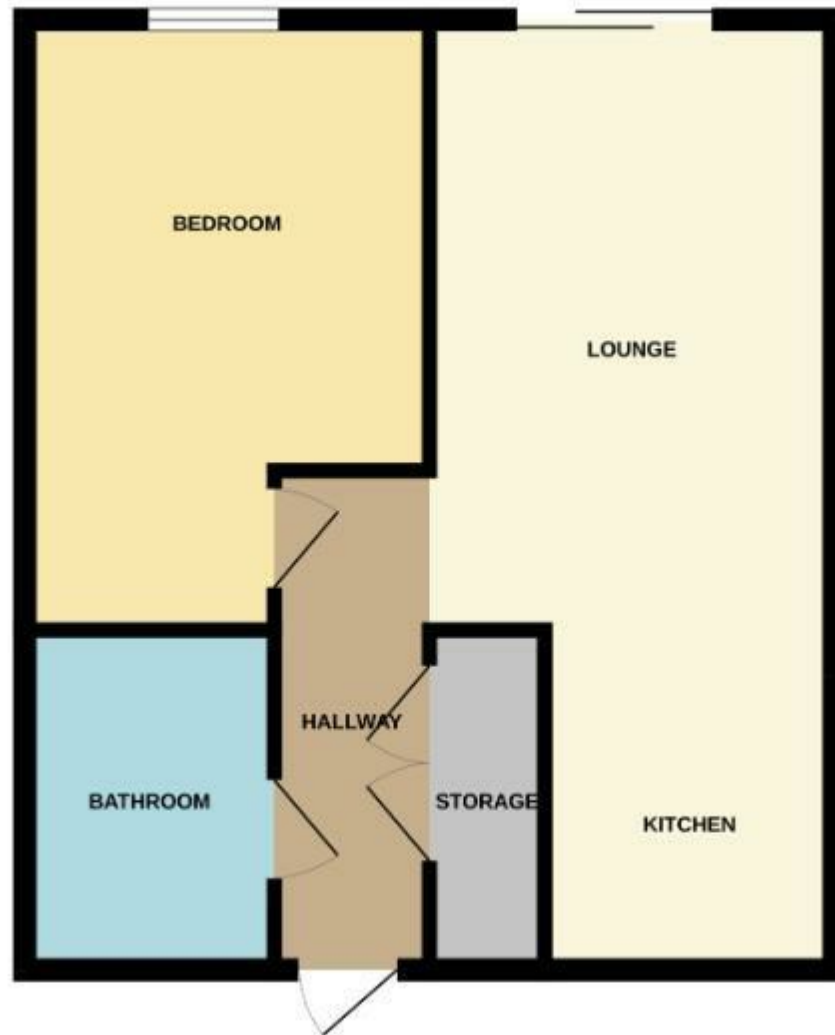
Property Manager -

## 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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