



Apt 23, City Heights, 1 Samuel Ogden Street, Manchester, M1 7AX

Jordan Fishwick are pleased to have for sale this one-bedroom apartment, found on the 5th floor of the City Heights development on Samuel Ogden Street, Manchester. The property comprises of an entrance hallway leading to all rooms, the kitchen includes integrated appliances, open plan lounge with both boasting high ceilings, family sized bathroom with a double bedroom. No Chain.

Price £149,950

Viewing arrangements

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

The Building

Situated in Manchester, this property benefits from its proximity to local amenities, including shops, parks, and public transport links, making it easy to explore the vibrant city life.

This apartment is a wonderful opportunity for those looking to settle in a lively community while enjoying the comforts of home. Do not miss the chance to make this delightful property your own.

Kitchen

7'7" x 7'6"

Range of wall and base units with complimentary worktop with integrated oven / hob, spot lighting, free standing fridge / freezer

Bedroom

15'5" x 7'6"

Laminate flooring, electrical heater, spot lighting, single pan glass window, built in storage area, electrical power sockets.

Lounge

18'4" x 10'9"

Laminate flooring, large window, high ceilings, electric heater, spot lighting.

Bathroom

5'3" x 8'3"

Part tiled bathroom, glass shower screen, rain attachment with mixer, heated chrome towel rail, spot lighting.

Additional Information

Service charges - £3,489.45 per year

Ground rent - N/A

Lease - 999 year lease from 1998 with a share of the freehold.

Managing agents - HML

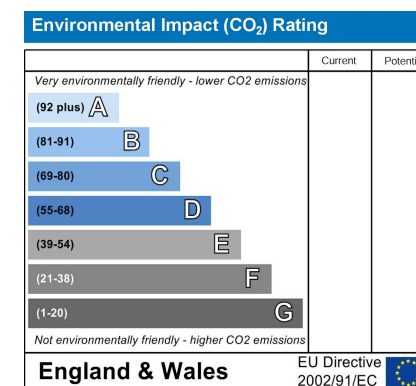
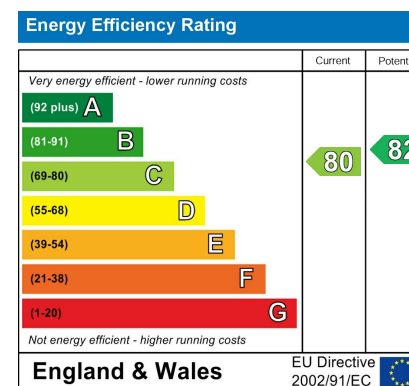
EPC Rating -C

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 were 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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