



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

EWS-1 in place. MORTGAGE 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

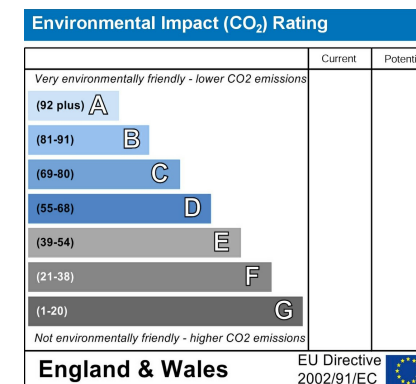
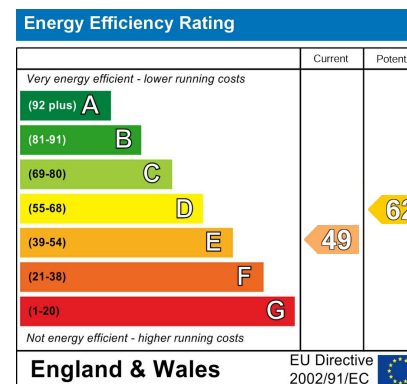
Lease 999 Years From 1999

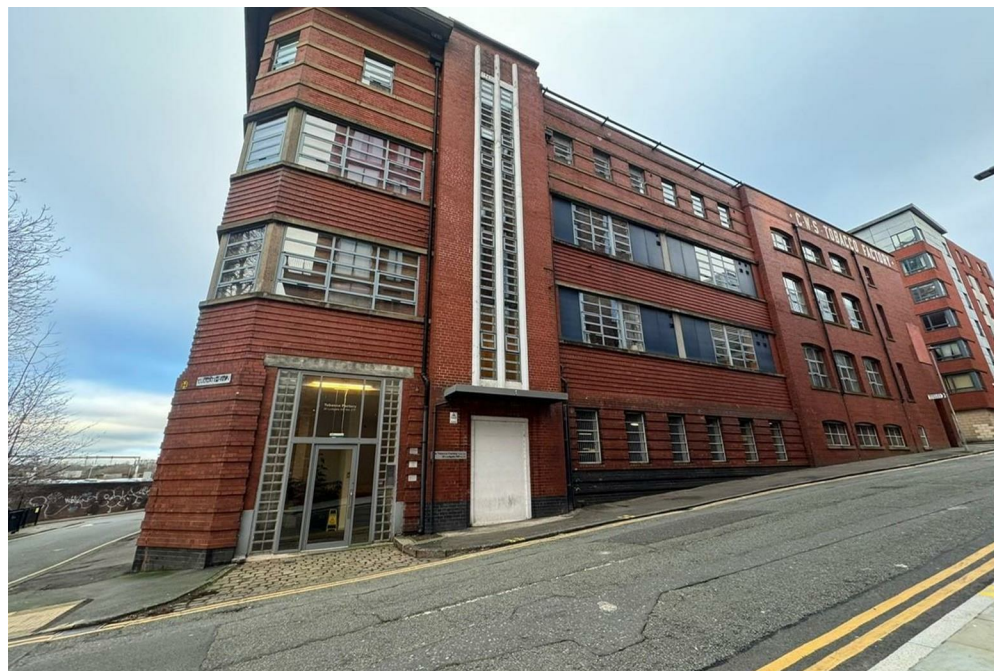
Ground Rent £100 pa

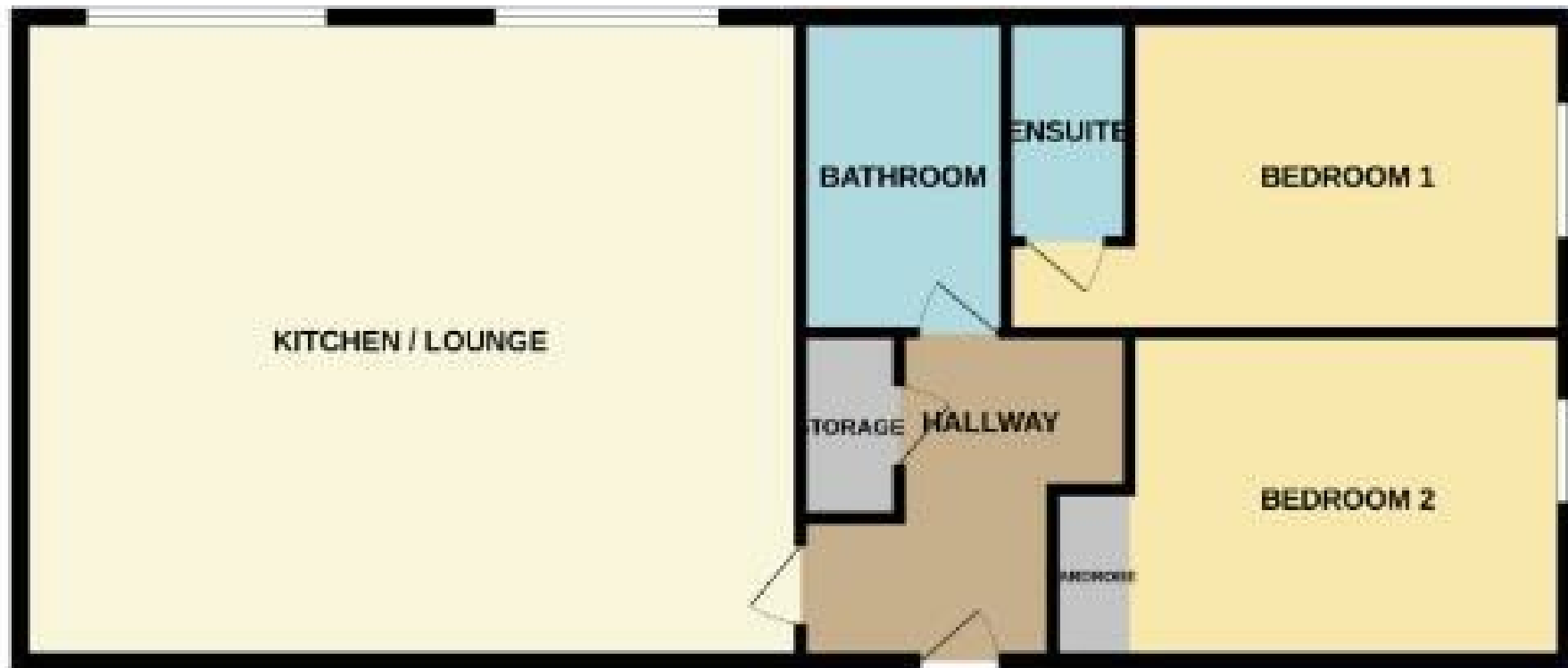
Building Managed By Complete Property

### 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.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

