jordan fishwick

Apt 193 The Assembly, 1 Cambridge Street, Manchester, M1 5GB

We are pleased to have for sale this very well presented two bedroom apartment found on the 4th floor of the Assembly development on Cambridge Street. The property comprises of a spacious lounge with access to a balcony, kitchen with integrated appliances, two double bedrooms with the master including a modern en-suite, a family sized bathroom with contemporary fixtures and fittings. Communal gardens. No Chain. INVESTORS ONLY. EWS-1 Available. Rented @ £1350 PCM, 6.23% Rental Yield.

Asking Price £260,000

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

Entrance Hallway
Leads to all rooms,

Kitchen / Lounge
16'5" x 17'1"
Range of wall and base kitchen units with complimentary kitchen worktop, integrated oven / hob. open plan kitchen / lounge, laminate flooring throughout, access to balcony through sliding doors, electric heaters, spot lighting.

Bedroom One
11'6" x 9'5"
Fitted carpets, spot lighting, double glazed UPVC window, electric heater.

En-Suite
4'1" x 5'0"
Fully tiled, shower cubicle with rain attachment and mixer, fitted mirror, heated chrome towel rail, low level W.C, hand wash basin.

Bedroom Two
15'2" x 9'10"
Fitted carpets, spot lighting, double glazed UPVC window, fitted wardrobe, access to the en-suite.

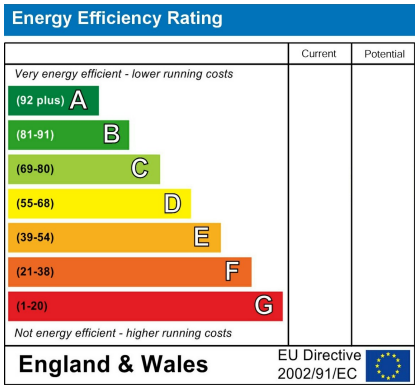
Bathroom
9'11" x 5'6"
Fully tiled bathroom, fitted mirror, chrome towel rail, low level W.C, hand wash basin.

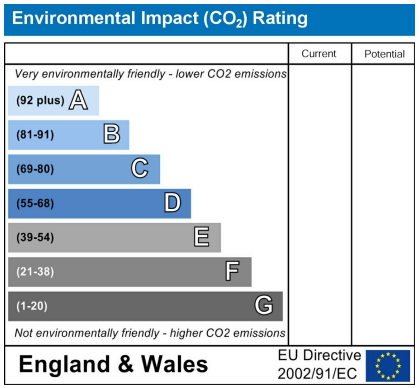
Additional Information
Service Charge: £2260pa approx.
Building Insurance: £480pa
Ground Rent: £300pa
Lease: 250 year lease from 2006
EPC: B
Council Tax Band: D
Managing Agent- Zenith

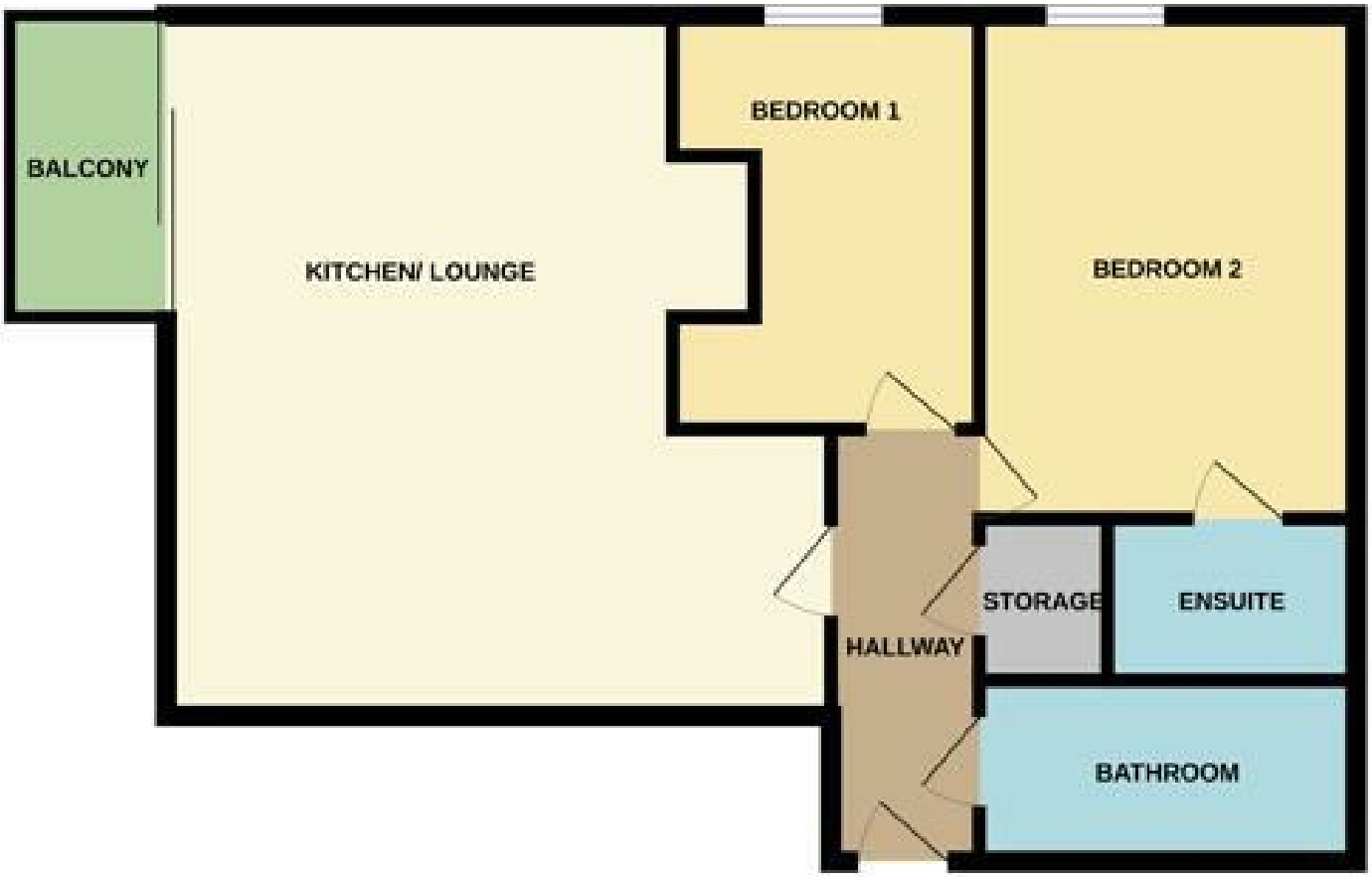
Externally
Access to balcony through lounge, communal garden.

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.





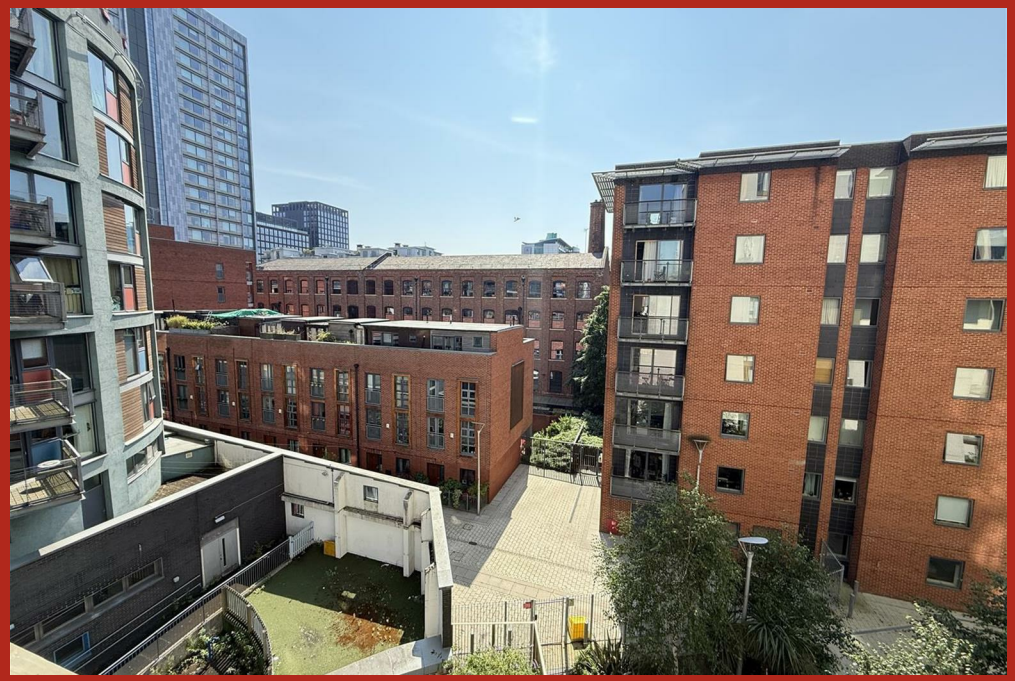


These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser 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

www.jordanfishwick.co.uk