jordan fishwick

Apt 22 Angel Meadows, 23 Naples Street, Manchester, M4 4HA

This 3rd floor two bedroom apartment benefits from a beautiful aspect overlooking Angel Gardens. The apartment comes with entrance hall, spacious living/kitchen and access to the balcony, two double bedrooms with master en-suite and separate bathroom. Double glazed windows and electric heaters. No Chain. Gated undercroft parking space. EPC Rating B. Tax Band D. EWS-1 works due to complete Oct 2026. Mortgagee buyers welcome.

Asking Price £201,950

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

Entrance Hall
Cupboard housing hot water system, electric heater and access to all rooms

Living/Kitchen
26'8" x 11'6"
Spacious room with Laminate vinyl flooring, two electric heaters and open to the kitchen. This comes with oven, hob and extractor hood. One and a half bowl sink unit, fridge/freezer and plumbing for washing machine. . Access to the balcony

Bedroom One
11'3" x 11'10"
Double glazed window and electric heater. Door to-

En-Suite
5'6" x 4'3"
Walk in shower cubicle, wash hand basin and w..c Electric heated towel rail and shaver point

Bedroom Two
11'10" x 8'1"
Double glazed window and electric heater

Bathroom
7'6" x 5'4"
Three piece suite with shower attachment, wash hand basin and w.c. Electric heater and shaver point.

Externally
Balcony overlooking Angel Gardens and allocated undercroft gated parking space

Additional Information

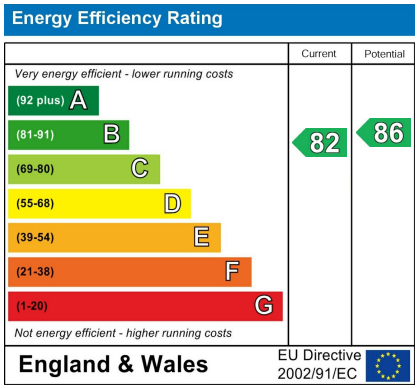
Service Charges £2928.24p pa
Lease 125 Years from 2002
Ground Rent £100pa
Building Managed by Premier Estates

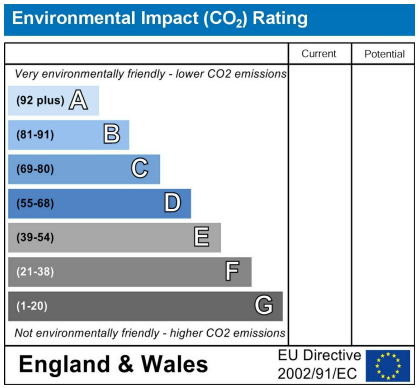
Agents Notes

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

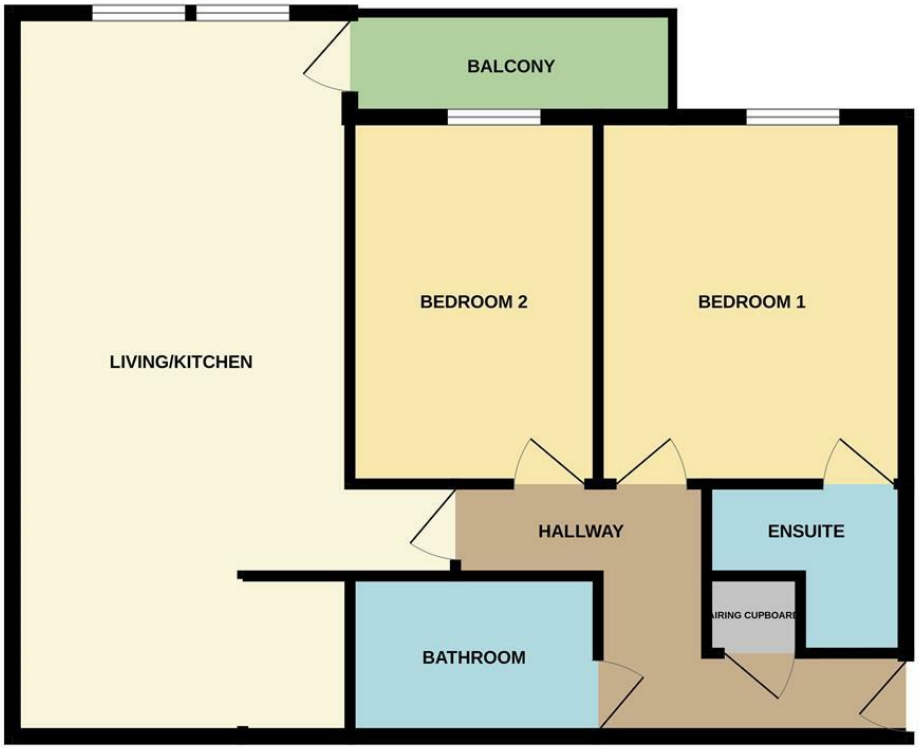
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon 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.





Email: manchester@jordanfishwick.co.uk

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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