jordan fishwick

Apt 23 Jutland House, 15 Jutland Street, Manchester, M1 2BE

We are pleased to have for sale this two bedroom apartment found on the 3rd floor of the Jutland House, Piccadilly. Upon entering you are welcomed into a spacious open plan kitchen and living room with integrated appliances and access to the balcony with wonderful canal views. The apartment has a family bathroom with modern fixtures and fittings. Two double bedrooms with the master including a contemporary en-suite.
Remediation funding has been secured in accordance with the Building Safety Act.
Applicants are advised to check their mortgage lender's criteria prior to applying.
Please note: An EWS1 form is not currently available. No cost to owners.

Asking Price £210,000

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

Entrance Hall
Storage with hot water tank

Living/Kitchen
19'8" x 18'1"
Open plan kitchen and lounge, wooden flooring throughout with wall and spot lighting, access to the balcony with stunning canal views. The kitchen has an array of wall and base units with contrast colouring, complimentary kitchen worktop, integrated dishwasher, fridge / freezer, oven / hob, extractor fan and washing machine, under cabinet lighting, electric power sockets.

Bedroom One
12'9" x 8'4"
Wooden flooring, double glazed aluminium framed EPVC window, spot lighting, electric power sockets. Access to the en-suite.

En-Suite
6'0" x 4'7"
Fully tiled en-suite with high gloss white tiling, walk in enclosed shower cubicle with rain attachment and mixer, low level W.C, Hand wash basin, chrome heated towel rail.

Bedroom Two
Wooden flooring, double glazed aluminium framed EPVC window, spot lighting, electric power sockets.

Bathroom
7'4" x 6'2"
Fully tiled bathroom, glass shower screen with shower attachment and mixer, fitted inset mirror with shelving and spot lighting, low level W.C, hand wash basin.

Additional Information

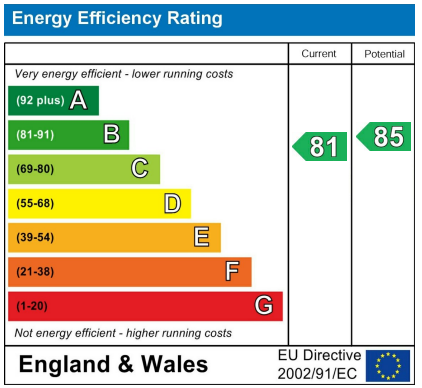
Leasehold: 150 years from 2002 (approximately 125 years remaining)
Ground Rent: £150 per annum
Service Charge: £3,116 per annum
Management Company - Zenith
EPC Rating- B
Council Tax Band- D

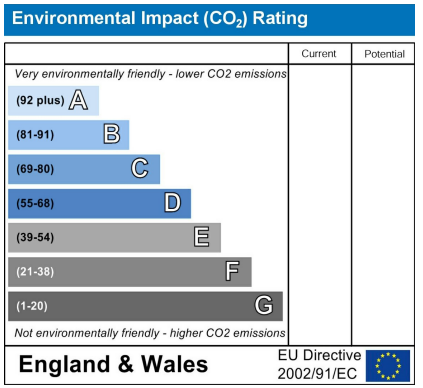
Agents Notes

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.





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