



Apt 707 The Mill,, South Hall Street, Block C, Salford, M5 4JH

EWS-1 Available. This seventh floor one bedroom apartment has excellent water views and comes with good living space throughout. The Mill is close to the retail shopping centre on Regent Road in Salford. Entrance hall, with storage, large living/kitchen with fridge/freezer, oven, hob and dishwasher. Floor to ceiling windows offering ample natural light. Double bedroom, three piece bathroom suite and parking included. Tax Band B. EPC Rating B. No Chain. Images taken prior to tenants moving in.

Offers In Excess Of £145,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wooden flooring and electric heater. Two separate storage cupboards one housing the washing machine plumbing and the other the hot water system.

Living/Kitchen

21'1" x 16'4" max

This L-shaped room has wooden flooring, floor to ceiling and wall to wall windows. Tv and power points with electric heater. The kitchen has wall and base units with fridge/freezer, oven, hob and extractor hood, circular sink unit.

Bedroom

15'3" x 8'9"

Floor to ceiling window and electric heater

Bathroom

6'9" x 6'3"

Bathroom suite with electric shower over the bath, wash hand basin and w.c Fitted mirrors and tiled floor. Extractor fan and electric shaver point,

Externally

Allocated parking space (Displayed permit required) Visitor parking subject to availability (Displayed permit required) Access for residents onto the canal path

Additional Information

Service Charges £3331.86p pa

Lease 999 Years from 2004. 10 year review period

Ground Rent £106.80p pa

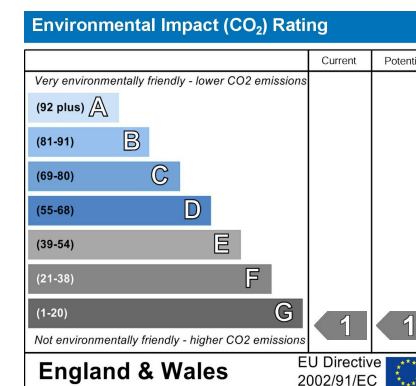
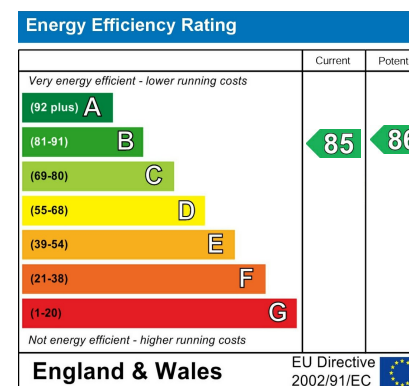
Building Managed by Stevenson Whyte

Agents Note

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.

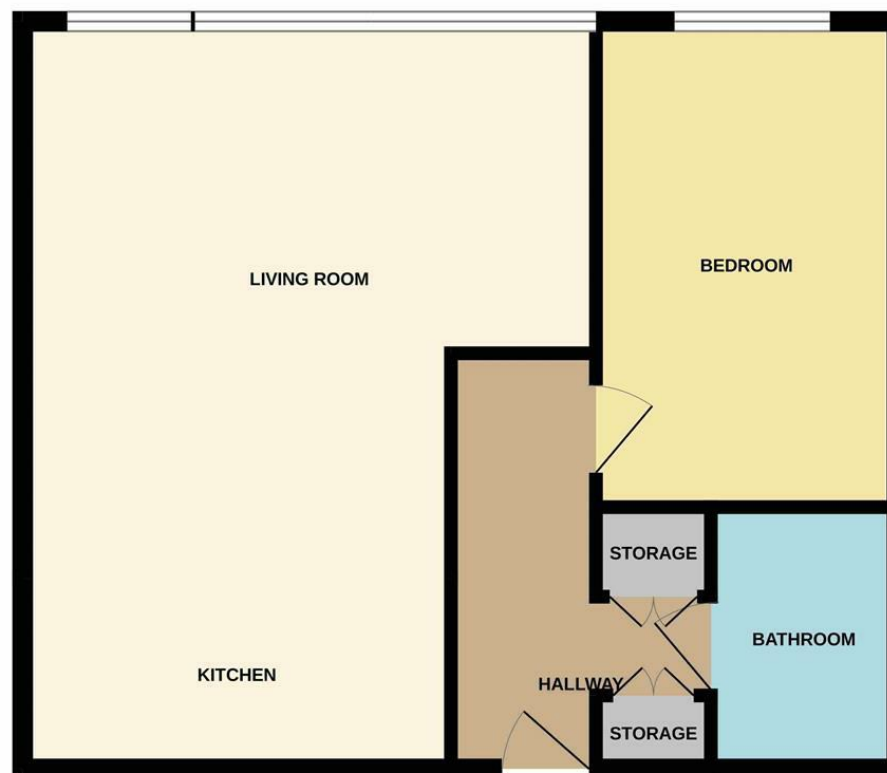
Disclaimer

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.





GROUND FLOOR



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

