



jordan fishwick

Apt 48 Life buildings, 99 Greenheys Lane West, Hulme, Manchester, M15 5AX

Jordan Fishwick are pleased to have for sale this well presented one bedroom apartment, located on the third floor of the Life Building, Hulme. The property briefly consists of an entrance hallway, attractive double bedroom, open plan and spacious lounge and kitchen with high gloss kitchen cabinet and laminate flooring throughout with access to the corner balcony. EWS-1 works close to completion. Perfect for first time buyers. EWS-1 Available.

Offers Over £140,000

Viewing arrangements

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

The Building

Living in this location means you will have easy access to a variety of local amenities, including shops, cafes, and parks, making it a wonderful place to call home. The vibrant culture of Manchester is just a stone's throw away, offering a plethora of entertainment options, from theatres to restaurants.

Entrance Hallway

Welcoming entrance hall leading to all rooms. Intercom system

Kitchen / Lounge

15'2" x 21'3"

Laminate flooring with T.V access point and electrical heated. Range of wall and base units with complimentary kitchen worktop, laminate flooring, storage room, electronic heater, spot lighting, access to balcony through glass UPVC door.

Bedroom

10'5" x 9'3"

Laminate flooring throughout, electric heater, double glazed UPVC window.

Bathroom

8'4" x 7'1"

Part tiled bathroom, low level W.C, hand wash basin, fitted mirror, bath with shower attachment and mixer.

Externally

Balcony accessed through the lounge.

Additional Information

Lease - 250 years from 1996

Service charges - £2,882.68 per annum

Ground rent - £256.45 per annum

Managing agents - Scanlans

Council Tax Band- A

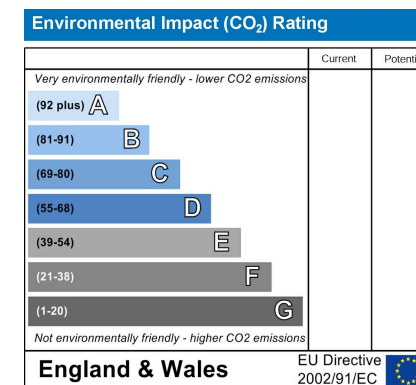
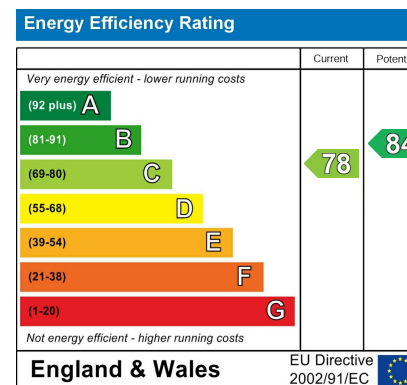
EPC Rating - C

Agents Notes

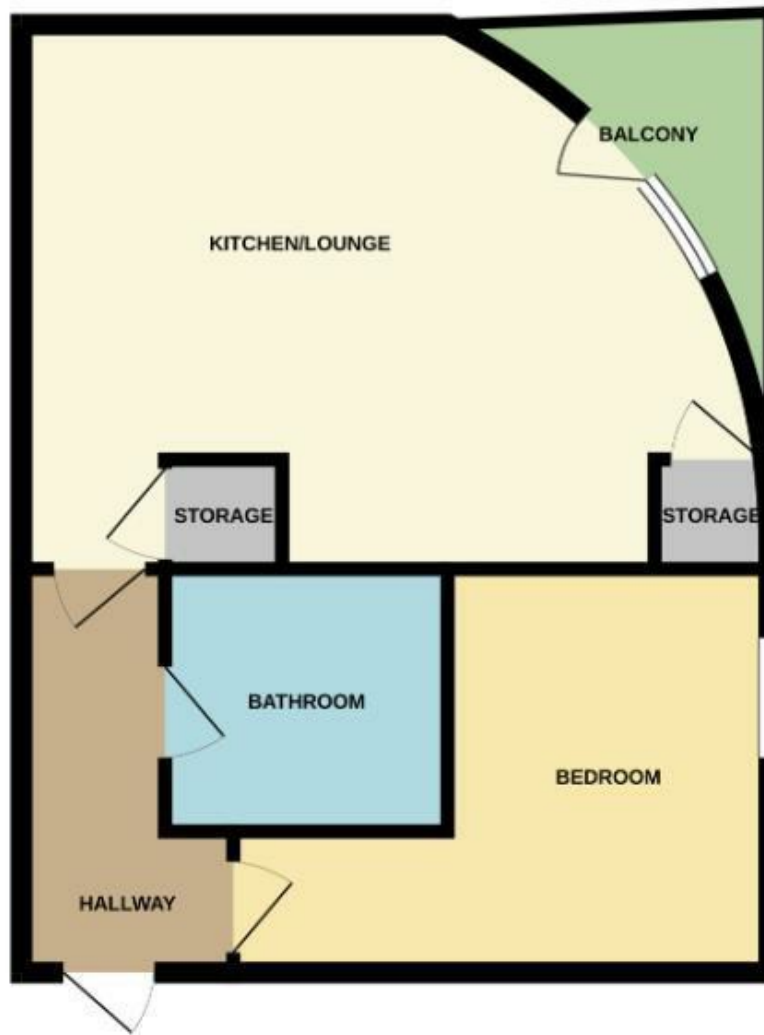
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask 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 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.







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

