DE67 NBZ
TLC BATHROOM
jordan fishwick

# Apt 2 MM2, Pickford Street, Ancoats, Manchester, M4 5BS

Jordan Fishwick are pleased to offer this stunning two bedroom, first floor apartment located in the heart of Ancoats in MM2. The apartment is a really special find with its dual aspect windows allowing natural light to flood through, and the large living room/kitchen area is a fantastic space, perfect for entertaining. Ancoats Marina and Urban Exchange shops and gym can all be accessed within 2 minutes walk from the development. The apartment briefly comprises of: entrance hall, living room/kitchen area, two double bedrooms and a well appointed bathroom. The apartment also benefits from allocated parking. No Chain. Mortgage Buyers Welcome. EWS-1 Available.

# Asking Price £235,000

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

## Entrance Hall
Wooden flooring. Ceiling lights. Storage cupboard.

## Kitchen/Living Room
17'5" x 15'7"
High gloss grey wall and base units with complimentary kitchen worktops over, white tiled splashback. Cooker with hob and extractor over. Sink with mixer tap. Space for fridge/freezer. Wall mounted electric heater. Dual aspect windows. Spot lighting. Lounge area benefits from the dual aspect windows and laminate flooring.

## Bedroom One
12'2" x 10'11"
Fitted carpet. Ceiling light. Wall mounted electric heater. Double glazed UPVC window

## Bedroom Two
12'8" x 7'10"
Fitted carpet. Ceiling light. Wall mounted electric heater. Double glazed UPVC window

## Bathroom
6'6" x 8'5"
Bath with mixer shower over. Low level W.C. Pedestal sink with mixer tap. Utility cupboard housing the plumbing for a washing machine. Partially tiled.

## Externally
Lifts to all floors. Allocated parking included.

## Additional Information

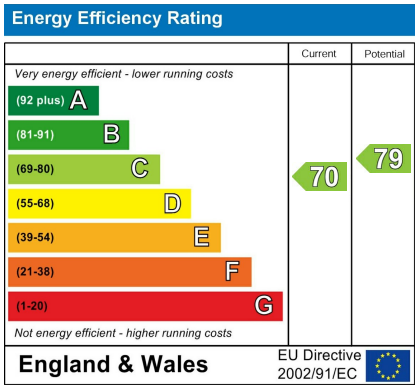
Ground Rent - £00.00
Service Charges - £2,350.72
Lease - 999 years from 2002
Council Tax Band - B
EPC Rating - C
Managing Agent - Zenith

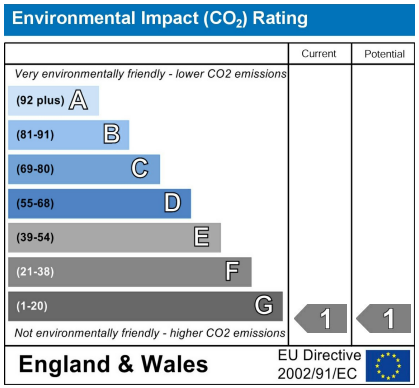
## Agents Notes

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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WISH WE
WERE HERE

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LUCKY