



# Apt 313 Beaumont Building, 22 Mirabel Street, Manchester, M3 1DX

Jordan Fishwick are pleased to have for sale this two-bedroom apartment found on the third floor of the Beaumont building, located at the bottom of Deansgate. The AO Arena is across the road and the inner ring road on your doorstep. The property comprises of entrance hall, spacious lounge with sliding door to bedroom two. The modern kitchen includes integrated appliances and high gloss units, there is a family sized bathroom with shower attachment. Allocated parking available. No Chain. Mortgage Buyers Welcome.

## Price £225,000

### Viewing arrangements

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

#### The Building

Located on Mirabel Street, this property is perfectly positioned to take advantage of Manchester's vibrant culture, with an array of shops, restaurants, and entertainment options just a stone's throw away. The Beaumont Building is not only a home but a gateway to the dynamic lifestyle that Manchester has to offer.

#### Entrance Hallway

Laminate flooring, cupboard housing boiler, storage cupboard and spotlights.

#### Kitchen

7'8" x 8'0"

Rane of wall and base units with complimentary kitchen worktop, metal sink, under cabinet lighting, fridge / freezer, dishwasher, oven / hob and extractor fan.

#### Lounge

21'8" x 10'11"

Laminate flooring throughout, wooden framed double-glazed window, spot lighting, T.V access points, electric heater, sliding door giving access to the first bedroom., exposed brickwork.

#### Bedroom One

15'8" x 8'1"

Exposed brickwork, laminate flooring, electric heater, exposed brick, spot lighting, sliding door leading to the lounge, electric power sockets.

#### Bathroom

8'6" x 5'10"

Part tiled, shower attachment with mixer, heated towel rail, fitted mirror, low level WC, hand wash basin, extractor fan.

#### Bedroom Two

8'6" x 5'10"

Exposed brickwork, laminate flooring, electric heater, exposed brick, electric power sockets, spot lighting.

## Externally

Allocated Parking Space.

## Additional Information

Service Charge £2,904.25 Including a reserve fund contribution

Lease 125 Years From 2001

Ground Rent £150 pa

Building Managed by Block Living

EPC Rating - TBC

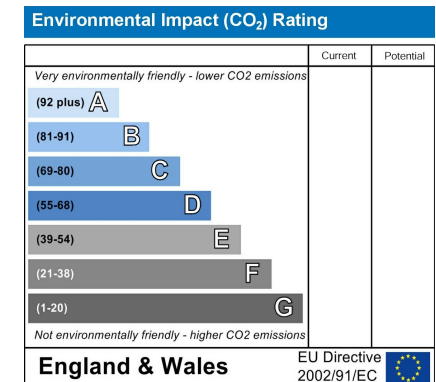
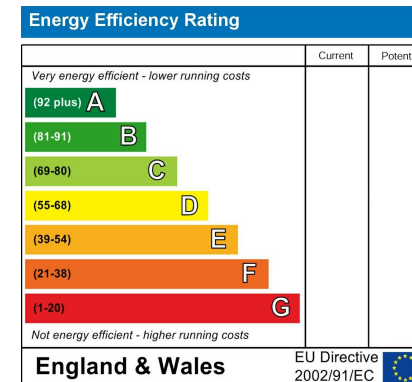
Council Tax Band - D

## 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 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](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

