

C&R

Commercial & Residential

Properties

£140,000

The Lighthouse, 3 Joiner Street, Manchester, M4 1PP



2

Bedrooms



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990



****EWS1 A2 RATED**** C & R City are delighted to bring to the market this seventh floor, two bedroom apartment in The Lighthouse, 3 Joiner Street, Manchester, M4. The apartment is currently rented out at £1,200pcm, making it highly attractive for all investors! The apartment can be accessed via the secure communal entrance, which opens up to the bright and spacious communal hall with access to the lifts. The accommodation briefly comprises; entrance hall with intercom and dark wood effect laminate flooring. The open plan living area floor to ceiling windows that provide ample light and opens up to the balcony that offers views across the city. Furthermore, there is a fitted kitchen with integrated appliances and both wall and base units. Both bedrooms are of a similar size and can accommodate a double bed. Finishing this modern apartment is the luxury three piece family bathroom suite with over bath shower and ceramic floor and wall tiles.

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Entrance Hall

Wood laminate flooring, two storage cupboards, wall mounted electric heater. Doors leading to all other rooms

Open Plan Lounge/Kitchen *4.80m x 4.00m (15' 9" x 13' 1")*

Continuation of wood laminate flooring, floor to ceiling double glazed window and door to balcony providing scenic views of Manchester City Centre. Television and telephone connection points. Wall mounted electric heater. Modern fully fitted white gloss kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Space for fridge/freezer, built in electric oven and hob over. Stainless steel sink with mixer tap over.

Master Bedroom *3.40m x 2.50m (11' 2" x 8' 2")*

Fitted carpet, wall mounted electric heater.

Bedroom Two *3.40m x 2.50m (11' 2" x 8' 2")*

Fitted carpet, wall mounted electric heater.

Bathroom *2.30m x 2.00m (7' 7" x 6' 7")*

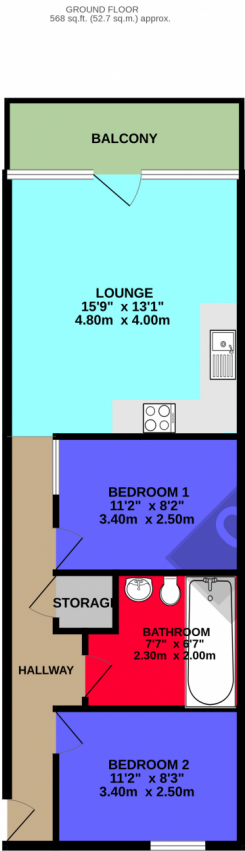
White three piece bathroom suite with panel with mixer shower over, back to wall WC and pedestal basin Ceramic floor tiles to floor and wall. Large vanity mirror

General Information

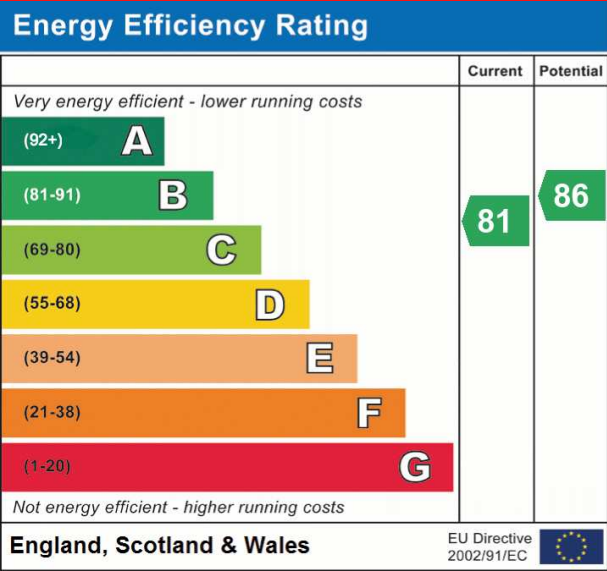
105 years remaining on the lease. Ground rent £200 per annum. Service Charge £182.39 (547.19 per qtr) & £770.00 per annum contribution for buildings insurance. Council Tax Band: D. EPC Rating: B. Council Tax Band: D

Agents Notes

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C & R PROPERTIES
TOTAL FLOOR AREA : 568 sq.ft. (52.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: The Lighthouse, 3 Joiner Street, Manchester, M4 1PP

