



# Apt 110 Icon 25, 64 Shudehill, Northern Quarter, Manchester, M4 4AA

EWS1 IN PLACE. MORTGAGE AND CASH BUYERS INVITED.

Jordan Fishwick are pleased to offer this fantastic TWO BEDROOM first floor apartment at Icon 25. The apartment would make a great investment given the location, but would also be perfect for a first time buyer. The accommodation is located on the quiet side street of New George Street and briefly comprises: entrance hall with storage cupboard housing water tank and washing machine, open plan kitchen/living room with breakfast bar, access to paved balcony, two double bedrooms, master with en-suite, and a well appointed main bathroom. The apartment is immaculately presented throughout and benefits from a lift to all floors and no onward chain.

## Offers In Excess Of £224,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Cupboard housing washing machine and water tank.  
Spotlights. Wall mounted heater.

### Living Room/Kitchen

21'3" x 11'9"

Range of wall and base units with complimentary work tops over. Integrated fridge, freezer, dishwasher and microwave. Cooker with hob and extractor over. Spotlights. Wall mounted heater. Living room with access to balcony. TV/telephone point. Wall mounted heater.

### Bedroom One

14'4" x 9'1"

Fitted carpet. Spotlights. Wall mounted heater. Access to en-suite.

### En-suite

Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Bedroom Two

10'8" x 8'5"

Fitted carpet. Spotlights. Wall mounted heater.

### Bathroom

Partially tiled shower suite. Bath with mixer shower over. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

## Externally

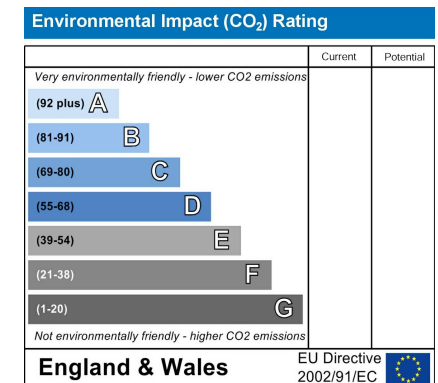
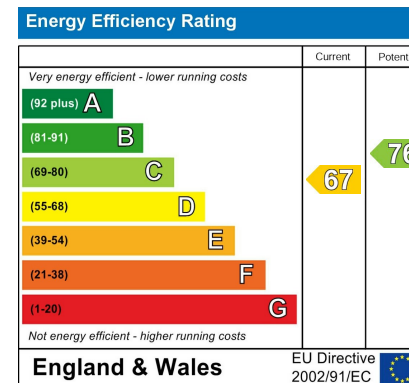
Lift to all floors. Paved balcony over looking nearby pedestrianised street.

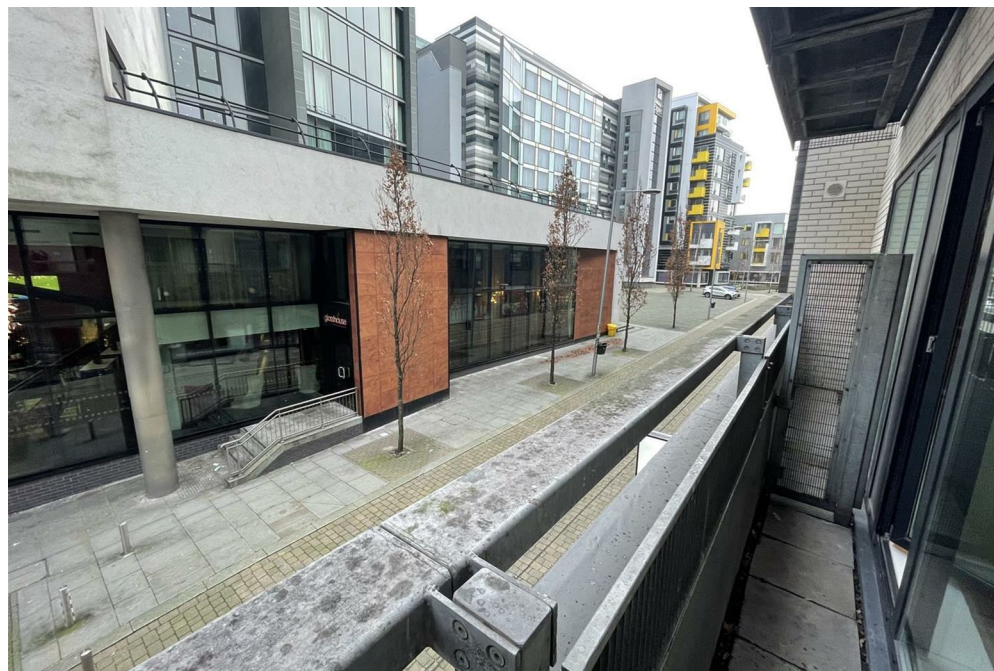
## Additional Information

Service charges - £134 per month

Ground rent - £150 per annum

Lease - 250 years from 2001





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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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)

