



Apt 2305 One Regent, Regent Road, Manchester, M3 4BE

EWS1 AVAILABLE . INVESTORS ONLY.

Jordan Fishwick are delighted to offer a stunning, two double bedroom apartment in this luxury development located on the banks of the River Irwell and only a short stroll from Castlefield and Spinningfields. This 23rd floor apartment benefits from fantastic views of the City Centre from its covered balcony. Accommodation comprises of entrance hallway, open plan living area with high specification kitchen off with range of integrated appliances. Both bedrooms are double with the master offering an en suite shower room. Additional Bathroom off the hallway. 24- Hour Concierge. Secure Underground Parking space included. Installed in each apartment are dedicated Hyper-optic, fibre-optic, and TV provisions including BT, SKY and Virgin Media. Currently rented at £1450 until October 2024.

Price £280,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Walnut laminate flooring, storage cupboard housing washing machine. Doors leading to both bedrooms and bathroom.

Living Room

17'1" max x 17'11"

Open plan living/dining area with continuation of laminate flooring, double glazed sliding door opening to covered balcony. Television and telephone connection point. Wall mounted electric heater.

Kitchen

Master Bedroom

7'10" x 14'5"

Wall mounted electric heater. Fitted carpet, television and telephone connection points. Double glaze window.

Ensuite

Stylish three piece shower suite with back to wall WC, semi pedestal basing and walk in shower cubicle. Chrome heated towel rail. Ceramic tiles to floor and wall.

Bedroom Two

10'6" x 11'10"

Wall mounted electric heater. Fitted carpet. Double glazed window.

Bathroom

Stylishly appointed bathroom panel bath with mixer shower over with back to wall WC, semi pedestal basing and walk in shower cubicle. Chrome heated towel rail. Ceramic tiles to floor and wall.

Additional Information

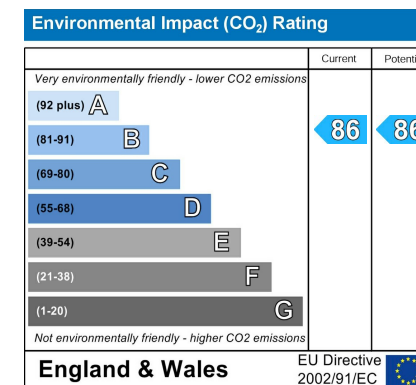
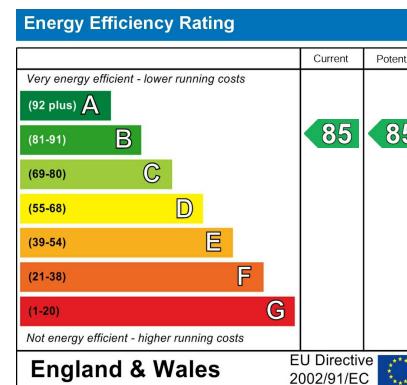
Service charges - £2075.23 per annum

Ground rent - £300.00 per annum, increasing every 10 years with RPI.

Car park ground rent - £50.00 per annum

Buildings Insurance - £603 per annum

Lease: 250 years from 2007







Measurements are approximate. Not to scale. Illustrative purposes only
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