



# Apt 12 Fusion Core 4, Middlewood Street, Salford, M5 4LN

Jordan Fishwick are now in receipt of an offer for the sum of £128,000 for Apt 12 Fusion, Core 4 Salford, M5 4LN

Anyone wishing to place an offer on the property should contact Jordan Fishwick, 245 Deansgate, M3 4EN 0161 833 9499 prior to exchange of contracts.

Ground Rent £413pa. Cash Buyers Only

A generous size third floor TWO BEDROOM apartment set within George Wimpey's Fusion development just 10 - 15 minutes walk from Manchester City centre. Accommodation comprises of entrance hallway, living area with Juliet balcony, door leading to modern fully fitted kitchen with integrated appliances. Two bedrooms, master with en-suite and stylish three piece bathroom suite. This apartment is ideal for those wanting easy access to the Manchester ring road but within short walking distance to the city centre. EWS1 IN PLACE. NO ONWARD CHAIN.

## Price £125,000

### Viewing arrangements

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

#### Entrance Hall

Fitted carpet. Airing cupboard housing water tank. Access to all rooms.

#### Living Room

15'7" x 11'4"

Fitted carpet. Ceiling light. Radiator. Juliet balcony. TV/telephone point.

#### Kitchen

8'9" x 6'2"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge/freezer. Freestanding washing machine. Tiled flooring and splashback.

#### Bedroom One

11'4" x 8'5"

Fitted carpet. Juliet balcony. Ceiling light. Radiator. Access to en-suite.

#### En-suite

Low level w.c. Sink with two tap holes. Shower with mixer shower. Ceiling light.

#### Bedroom Two

10'9" x 5'10"

Fitted carpet. Ceiling light. Radiator.

#### Bathroom

Low level w.c. Sink with two tap holes. Bath with mixer shower over. Ceiling light. Heated towel rail.

## Externally

Lifts to all floors.

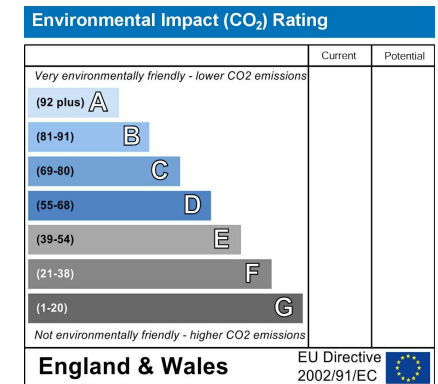
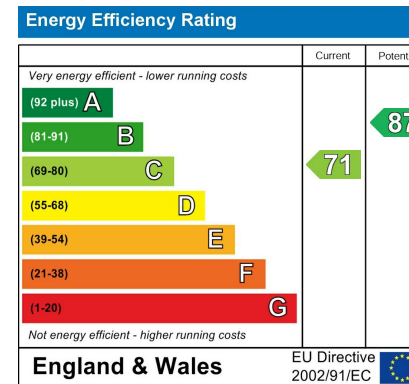
## Additional Information

Service charges £157.84 per month (Contour Housing) TBC for 2024/2025 year ahead

Ground rent £413 per annum 10 year review @rpi

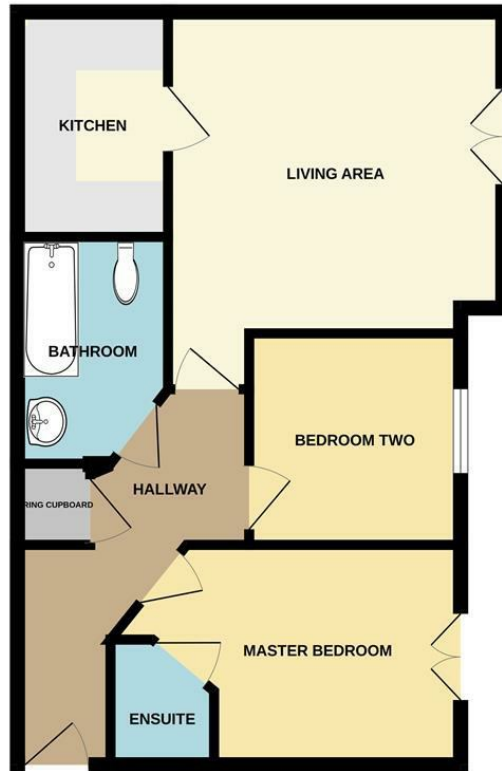
Lease - 150 years from 2004

Council Tax Band B





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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