



Jordan Fishwick

PAY HERE

Apt 707 Chips Building, 2 Lampwick Lane, New Islington, Manchester, M4 6BX

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM apartment in the heart of New Islington at Chips Building. The apartment is located on the seventh floor and offers stunning views across Islington Green out towards the peaks. The apartment briefly comprises: entrance hallway, living room open with the kitchen and bi-folding doors to the second bedroom, balcony with nice views, two double bedrooms, master with built in wardrobes. There is also a fully tiled bathroom suite with plenty of storage. The apartment benefits from secure underground parking, lifts to all floors, and rooftop terrace.

Cladding works underway which are fully funded. Due to be complete by Q2 2024. We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss. Outside image was taken prior to scaffolding going up.

Offers Over £185,000

Viewing arrangements

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

Entrance Hall

Laminate flooring. Radiator. Access to all rooms.

Living Room/Kitchen

14'9" x 14'2"

Range of wall and base units with complimentary worktops over. Integrated fridge and freezer, and dishwasher. Sink with mixer tap. Cooker with hob and extractor over. Laminate flooring. Radiator. TV point. Access to balcony.

Bedroom 1

10'7" x 10'1"

Fitted carpet. Radiator. Built in wardrobes.

Bedroom 2

10'11" x 8'4"

Laminate flooring. Radiator. Store cupboard. Bi-folding doors through to living room.

Bathroom

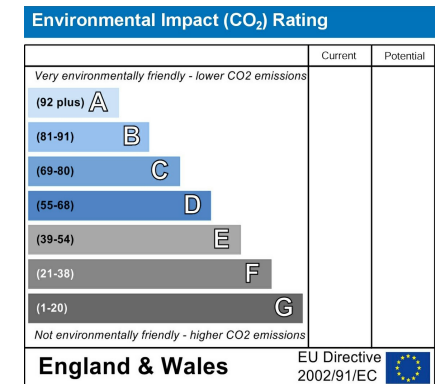
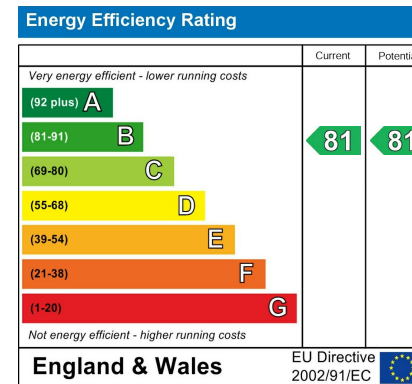
Fully tiled suite. Bath with mixer shower over. Floating sink with mixer tap. Low level w/c. Heated towel rail. Vanity cupboard with mirror.

Externally

Private balcony. Secure underground parking. Lifts to all floors.

Additional Information

Service charges - £3542.96 per year
 Ground rent - £330 per year
 Lease - 125 years from 2009
 Managing agents - RMG





7TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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