



Through Traffic  
11 am - 12 pm  
except  
Sundays, 1st & 2nd  
Government Offices

Spicy & Tasty  
Limited Chinese Restaurant





# Apt 189 The Quadrangle, Lower Ormond Street, Manchester, M1 5QE

Jordan Fishwick are pleased to offer for sale this 8th Floor one bedroom apartment in central Manchester, located just a short walk from the university, Oxford Road station, and Deansgate. The apartment briefly comprises of: entrance hall with storage cupboard, comfortable living room with laminate flooring and access to the balcony. The kitchen comes fully equipped with fridge/freezer, dishwasher, oven, hob and extractor. Double bedroom and three piece bathroom suite with shower attachment. EPC Rating C. EWS-1 in place.

## Price £175,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Access to all rooms. Cupboard housing washing machine.

### Living Room

10'3" x 9'5"

Laminate flooring. Ceiling light. Wall mounted heater. TV and telephone point. Access to balcony.

### Kitchen

10'10" x 4'11"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated fridge/freezer, dishwasher and microwave.

### Bedroom

10'5" x 8'5"

Fitted carpet. Ceiling light. Wall mounted heater.

### Bathroom

Bath with mixer shower. Sink with mixer tap. Shaver point. Heated towel rail.

### Externally

Lifts to all floors. Private balcony.

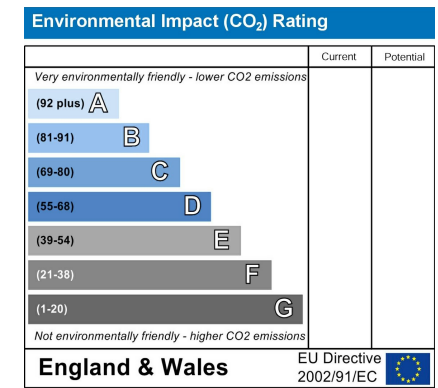
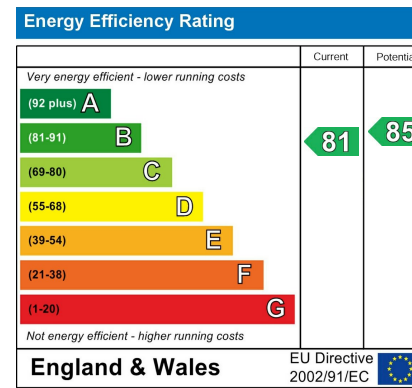
### Additional Information

Service Charge £1100 per annum

Ground Rent £200 per annum

Lease 125 years from 2004

Management company - Zenith







## 8TH FLOOR



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