



Apt 42 Tempus Tower, Mirabel Street, Manchester, M3 1NN

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £130,000 + Reservation Fee

CASH BUYERS ONLY - MODERN METHOD OF AUCTION

Jordan Fishwick are pleased to offer for sale this stunning two bedroom SIXTH FLOOR apartment at Tempus Tower, just a stones throw away from Deansgate and Arndale Centre. The apartment is well presented throughout and offers the lucky buyer a property ready to move straight on in to. The apartment briefly comprises of entrance hall, living room/kitchen with access to balcony, two double bedrooms, master with en-suite and a well appointed bathroom. There are lifts to all floors, and an office hour concierge.

Rented at £1200 per month on a rolling contract.

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auction Guide £130,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auctioneers Comments

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection

of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Entrance Hall

Wooden flooring with electric wall heater and wall lights. Small service cupboard and deep storage housing hot water system.

Living Room/Kitchen

23'9" x 20'7"

This spacious area has ample wall and base units with built in oven, hob, and extractor hood, dishwasher and fridge/freezer. Wooden laminate flooring and side window. Corner room with glazed windows and access to the terrace. Wooden laminate flooring with wall socket and tv point.

Bedroom One

12'7" x 10'5"

Spacious room with electric heater and glazed window and door leading to the en-suite. Fitted carpet. Ceiling and wall light.

En-suite

Tiled floor and mosaic walls, heated towel rail, wash hand basin, w.c and walk in shower cubicle.

Bedroom Two

14'4" x 9'11"

Fitted carpet. Ceiling and wall light. Electric heater.

Bathroom

Tiled floor and mosaic walls, heated towel rail, wash hand basin, w.c and bath with mixer shower over.

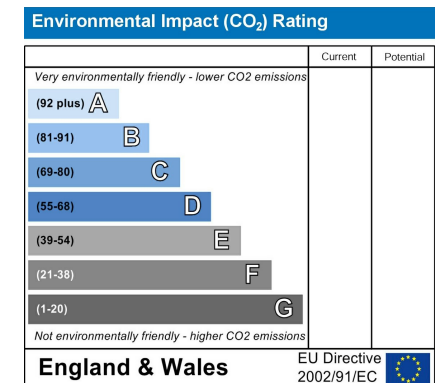
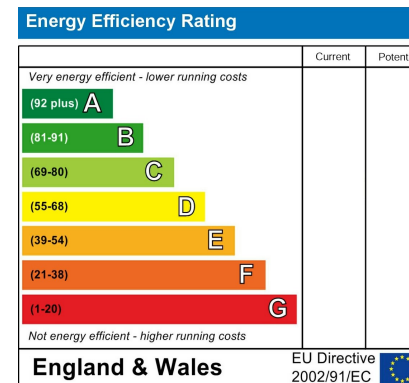
Additional Information

Service Charge £4444 per annum

Ground Rent £250 per annum

Lease 125 years from 2005

Council Tax Band D





6TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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