



ROAD  
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Sixteen

Ten & Events

# Apt 104 No 1 Deansgate, Manchester, M3 1AZ

Jordan Fishwick are pleased to offer for sale this stunning ONE BEDROOM apartment located on the first floor (although equivalent to being on 4th floor due to commercial units and concierge foyer below). The apartment is well located just a stones throw away from the hustle and bustle of the city centre. There are plenty of shops, restaurants and bars nearby, along with easy access to Exchange Square tram stop and Victoria Station. The apartment briefly comprises: entrance hallway, open plan kitchen/living room, bedroom with access to the balcony, well appointed bathroom. NO ONWARD CHAIN. EWS1 IN PLACE. Tenanted at £925pcm

## Offers In Excess Of £179,950

### Viewing arrangements

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

### Entrance Hall

Laminate flooring. Spotlights. Airing cupboard. Wall mounted heater. Telephone point.

### Living Room/Kitchen

22'3" x 9'4"

Range of wall and base units with worktops over. Sink with mixer tap. Integrated washing machine and fridge with freezer box. Cooker with hob and extractor over. Tv and telephone points. Wall mounted heater.

### Bedroom

9'6" x 8'8"

Laminate flooring. Spotlights. Wall mounted heater.

### Bathroom

Bath with mixer shower over. Sink with mixer tap. Low level w/c. Heated towel rail. Shaver point. Spotlights.

### Externally

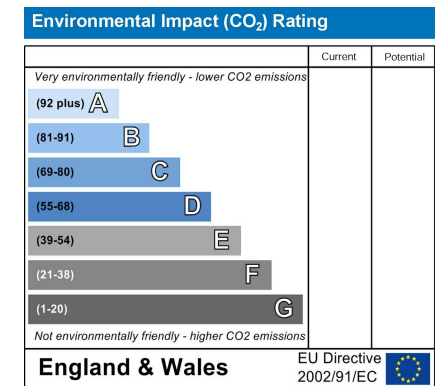
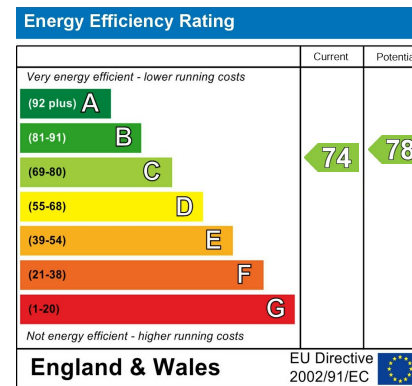
Balcony. Concierge.

### Additional Information

Service charges - £3340 per annum

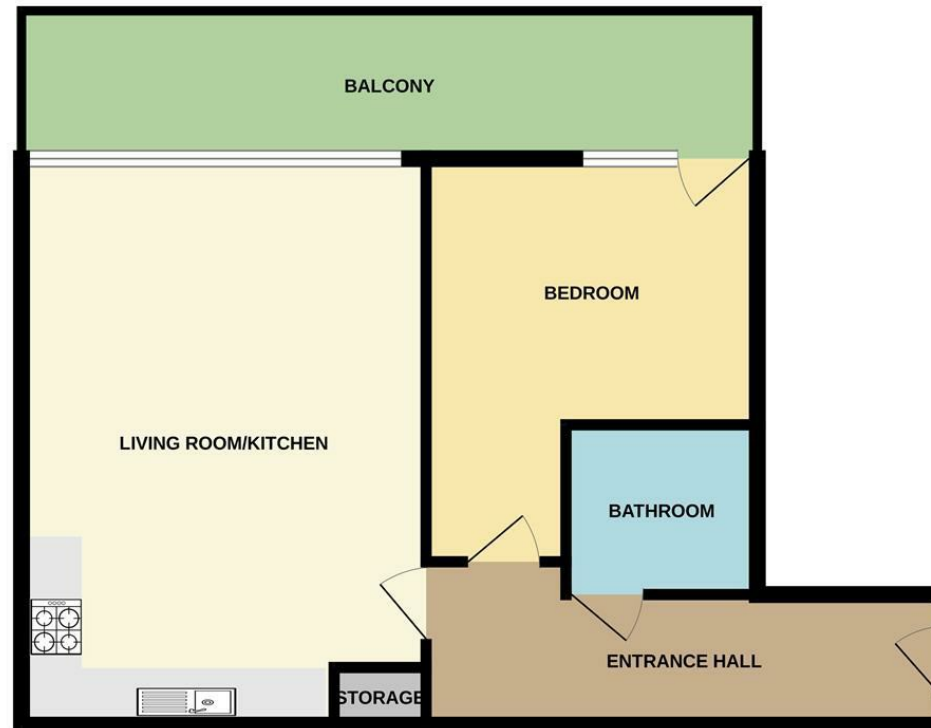
Lease - 150 years from January 1998

Ground rent - £150 per annum





## 1ST 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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