



# Apt 137 The Quadrangle, 1 Lower Ormond Street, Manchester, M1 5QD

Jordan Fishwick are pleased to offer for sale this 7th Floor TWO BEDROOM TWO BATHROOM 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. Two double bedrooms, master with en-suite shower room and three piece bathroom suite with shower attachment. EPC Rating C. EWS-1 in place. Rented until June at £1200 PCM.

## Price £250,000

### 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/Kitchen

19'5" x 16'0"

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

#### Bedroom One

12'9" x 10'11"

Fitted carpet. Ceiling light. Wall mounted heater. Access to en-suite.

#### En-suite

Low level W/C. Shower cubical with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point.

#### Bedroom Two

17'1" x 11'1"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bathroom

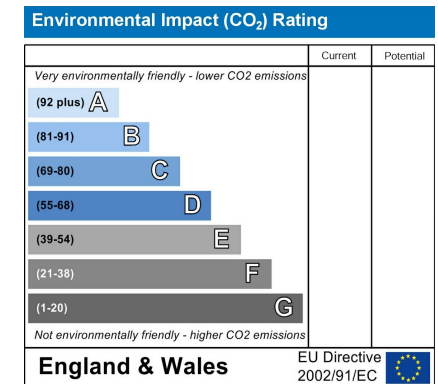
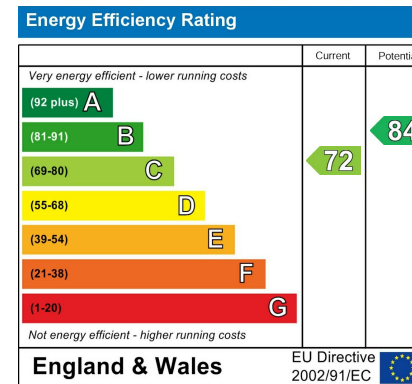
Low level W/C. Bath with mixer shower. Sink with mixer tap. Shaver point. Heated towel rail.

#### Externally

Lifts to all floors. Private balcony.

#### Additional Information

Service charges - £2226 annual plus £404 for building insurance  
 Ground Rent £200 per annum  
 Lease 125 years from 2004  
 Management company - Zenith





## 7TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

