



# Apt 119 Icon 25, 64 Shudehill, Northern Quarter, Manchester, M4 4AA

\*EWS1 FORM IN PLACE - A2 RATING\*

Jordan Fishwick are pleased to offer this fantastic two bedroom 1st floor apartment with terrace on the first floor. The apartment has a great location and the size, close to the City Centre & transport links. The apartment is immaculately presented throughout and benefits from lift to all floors, fully furnished and a fantastic sized paved terrace, with white good provided. No parking on premises. Tax Band D. EPC Rating C. INVESTORS ONLY - RENTED AT £1250 PCM UNTIL FEB 2025\*

## Price £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Hallway

Cupboard housing washing machine and water tank.  
Spotlights. Wall mounted heater.

### Living Room & Kitchen

22'9" x 12'5"

Range of wall and base units with complimentary work tops over. Integrated fridge, freezer, dishwasher and microwave. Cooker with hob and extractor over. Spotlights. Wall mounted heater. Living room with access to balcony. TV/telephone point. Wall mounted heater.

### Bedroom 1

13'0" x 8'10"

Fitted carpet. Spotlights. Wall mounted heater. Access to en-suite.

### En-suite

Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Bedroom 2

9'3" x 8'5"

Fitted carpet. Spotlights. Wall mounted heater.

### Main Bathroom

Partially tiled shower suite. Cubical with rainhead shower. Floating sink with mixer tap. Heated towel rail. Shaver point. Low level W.C.

### Externally

Outdoor Terrace area. Lifts to all floors.

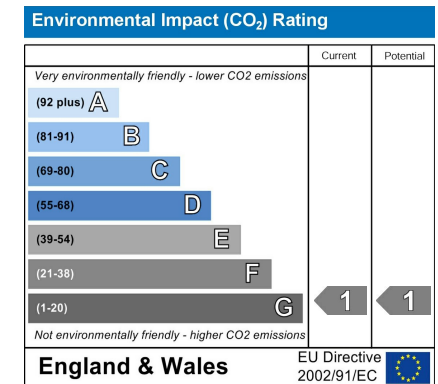
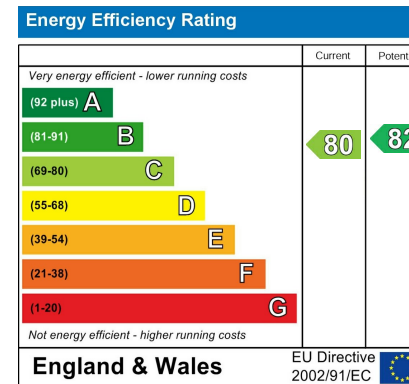
## Additional Information

Service charges - £132 per month

Ground rent - £150 per annum

Lease - 250 years from 2001

Managing agent - Realty





## FIRST FLOOR



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