



PAY HERE

# Apt 516 Chips, New Islington, 2 Lampwick Lane, Manchester, M4 6BX

Jordan Fishwick are pleased to bring to market this contemporary canal side apartment within the award-winning, architecturally designed Chips Building, in the increasingly popular New Islington area, with views over the city bordering the popular Ancoats and Northern Quarter areas of the city. Just a stone's throw from Manchester City Centre with its multitude of shops, restaurants, bars, theatres and cinemas. The property also lies close to the A6, Piccadilly and Victoria Train Stations making it ideal for commuting out of the city. In brief the property comprises; Open plan kitchen/living room, utility cupboard, bi-folding doors leading to double bedroom and balcony offering views over the canal and the city.

\*Cladding works underway which are fully funded. Due to be complete by October 2024. We are inviting mortgage buyers due to the most recent announcement by the 6 big lenders advising they are starting to lend on buildings over 18m without and EWS1. Please take advice from mortgage lender or speak to branch to discuss\*. Outside image was taken prior to scaffolding being erected.

## Price £160,000

### Viewing arrangements

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

### Entrance Hall

Wooden flooring. Radiator. Storage cupboard. Wall lights.

### Living Room/Kitchen

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extactor over. Integrated fridge with freezer box. Wooden flooring. Radiator. Utility cupboard with space for washing machine. Wall lights.

### Bedroom

Wooden flooring. Radiator. Uplights. Wardrobe space.

### Bathroom

Fully tiled suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over.

### Externally

Lifts to all floors. Secure underground parking. Balcony.

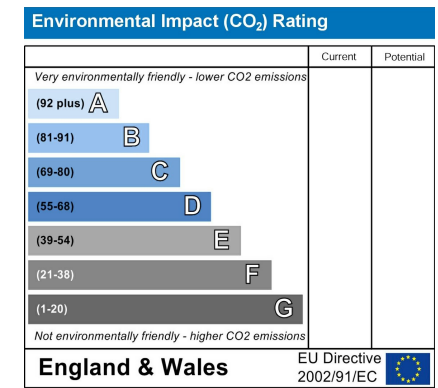
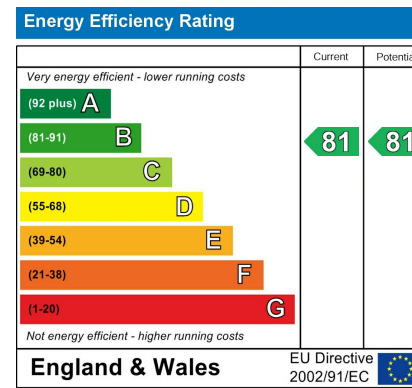
### Additional Information

Service charges - £3476 per annum (higher than normal due to cladding issues causing increase to building insurance premium)

Ground rent - £70.50 per annum

Lease - 125 years from 2009

Managing agents - RMG







Total Floor Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup> (excluding terrace)



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.

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