



Apt 14 The Rhine, 32 City Road East, Manchester, M15 4TE

Jordan Fishwick are pleased to market for sale this 4th floor larger than average two double bedroom apartment, just a stones throw from Deansgate Locks, the new First Street development and Oxford Road Train station. This city centre pad benefits from a secure allocated parking space, floor to ceiling windows in the living area, small balcony off the living room area and a fitted kitchen with integrated appliances such as fridge/freezer, dishwasher and washer/dryer. The master bedroom with en-suite and separate bathroom with shower. This apartment benefits from wooden flooring in the entrance hallway and living area/kitchen. Ideal For FTB or Investor. EPC Rating D.

Cladding works underway for the remediation of cladding/fire safety works. The works are being funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers accepted using the big 6 lenders, please discuss with your mortgage advisor/the branch. External photographs taken prior to the scaffolding being erected.

Price £220,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Laminate Flooring, wall mounted electric heater, storage heater, halogen spotlights. Doors leading to both bedrooms, bathroom and open plan living room kitchen.

Living Room/Kitchen

17'2" max x 24'2"

Open plan living/kitchen area with continuation of laminate flooring. floor to ceiling double glazed window with door leading to balcony. Wall mounted electric heater. Television and telephone connection point. Open through to modern Fully fitted kitchen with range of matching base and eye level units and complimentary roll top work surfaces over. Integrated fridge/freezer, dishwasher and washing machine.

Built in electric oven with four ring hob and stainless steel extractor hood over. Circular sink with mixer tap over.

Master Bedroom

8'10" x 12'2" plus recess

Fitted Carpet, Double glazed window, electric heater and access to the en-suite

Ensuite

Stylish three piece suite with walk in shower, back to wall wc and semi pedestal basin. Large vanity mirror, ceramic tiles to floor.

Bedroom Two

8'6" x 8'2"

Fitted carpet, Double glazed window. Wall mounted electric heater.

Bathroom

Three piece suite with wash hand basin and w.c. Shower attachment over the bath, part tiled walls, heated towel rail and fitted mirror.

Externally

This apartment comes with an allocated parking space. Lifts to all floors.

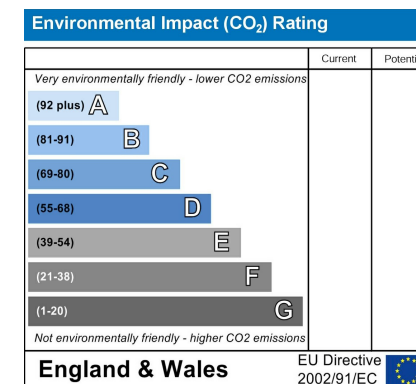
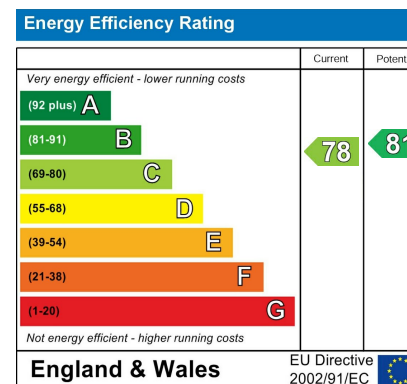
Additional Information

Service charges - £280 per month

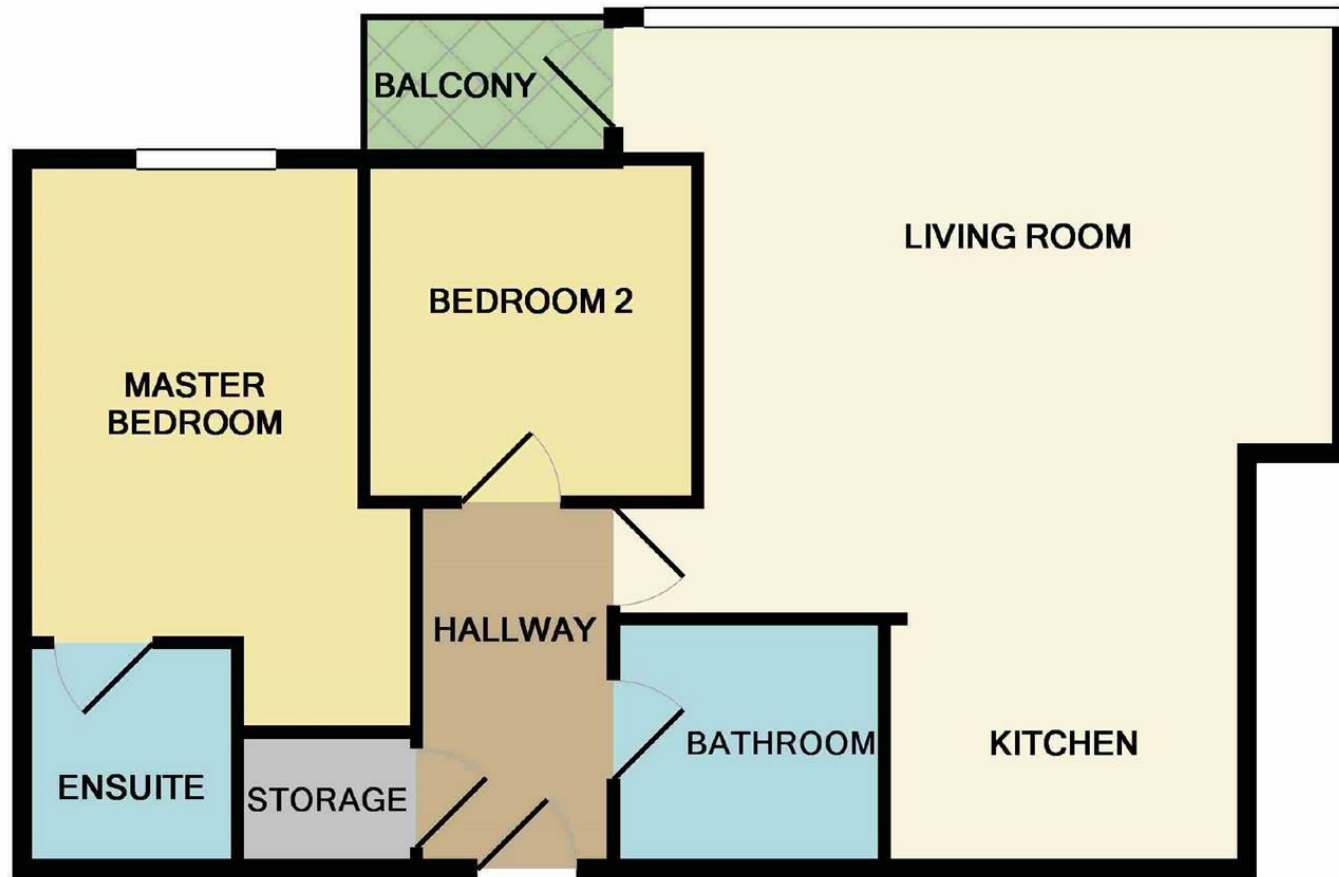
Lease - 999 years from 1 January 2004

Ground rent - £200 per annum

Managing agents - Scanlans







Measurements are approximate. Not to scale. Illustrative purposes only
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