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# Apt 70 Vantage Quay, 5 Brewer Street, Piccadilly, Manchester, M1 2ER

\*Cash buyers only - funded cladding works underway, however, ground rent currently standing at £350 per annum\*

Jordan Fishwick are pleased to offer for sale this 1st floor STUDIO apartment has excellent water views and is an ideal investment property for those looking to get into the City Centre market. Entrance hall with wooden flooring and storage, door to open plan Bed/Living area with double doors and single door opening onto the water views. Fitted kitchen with oven, hob and dishwasher. Separate bathroom with tiled walls and floor. Wooden floors throughout. Electric heaters. No Parking. Tax Band B.

## Price £129,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

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

### Living/Bedroom

15'4" x 14'11"

Wooden flooring. Spotlights. Juliet balcony with water views. Wall mounted electric heater.

### Kitchen

11'10" x 4'10"

Range of wall and base units with worktops over. Sink with mixer tap. Space for fridge/freezer. Cooker with hob and extractor over. Integrated dishwasher. Spotlights.

### Bathroom

Fully tiled bathroom suite. Sink with mixer tap. Low level W/C. Bath with mixer shower over. Shaver point. Heated towel rail.

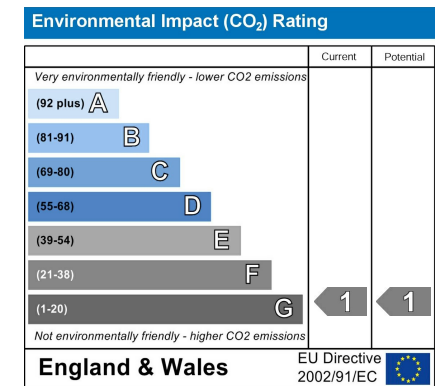
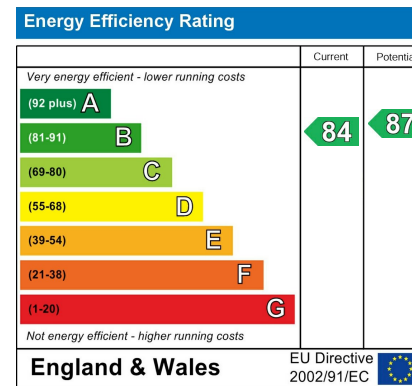
### Additional Information

Service Charge - £108.66 per month

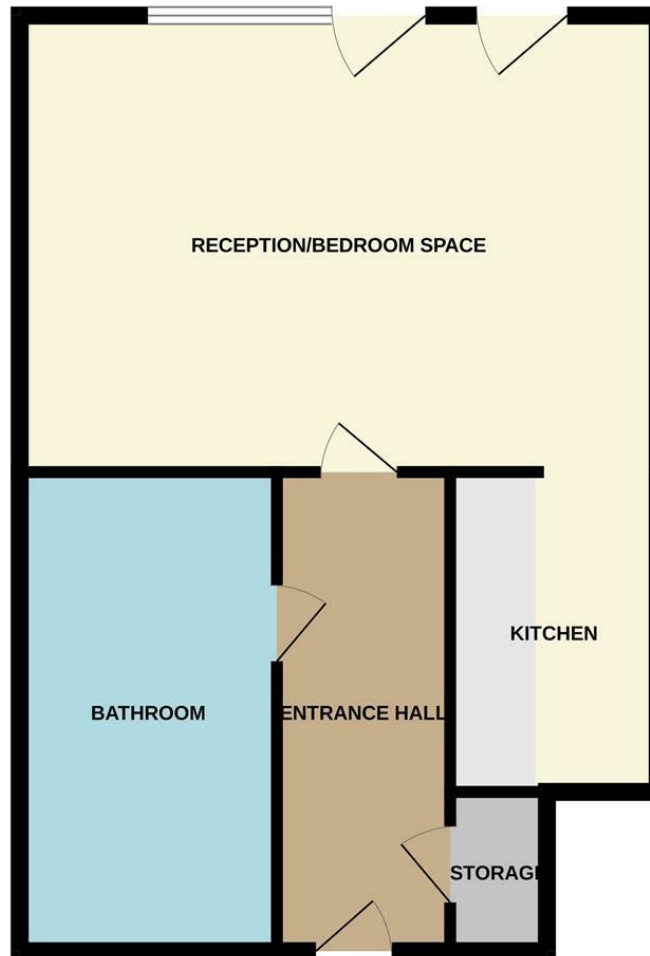
Lease - 999 years from 2002

Ground Rent £350 per annum

Managing agents - Urban Bubble







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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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