



# Apt 32 The Quadrangle, Lower Ormond Street, Manchester, M1 5QF

Jordan Fishwick are pleased to offer for sale this 3rd 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. 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. SECURE UNDERGROUND PARKING INCLUDED. EWS-1 in place. POTENTIAL RENTAL INCOME OF £1450 - £1500 PER MONTH.

## Price £249,950

### 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

19'6" x 10'8"

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

#### Bedroom One

12'0" x 9'0"

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

12'7" x 9'3"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bathroom

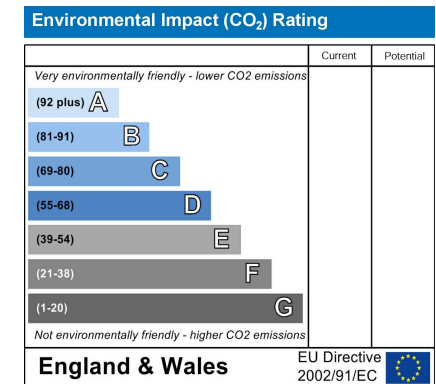
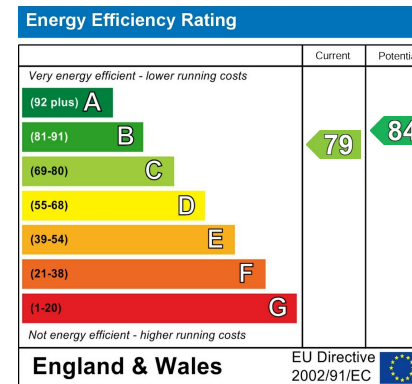
Low level W/C. Bath with mixer shower. Sink with mixer tap. Shaver point. Heated towel rail.

#### Externally

Concierge. Secure underground parking. Lifts to all floors.

#### Additional Information

Service charges - £2134 annual plus £404 for building insurance  
 Ground Rent £200 per annum  
 Lease 125 years from 2004  
 Management company - Zenith





## 3RD FLOOR



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