



# Apt 12 Mercury Building, Aytoun Street, Piccadilly, Manchester, M1 3BL

Jordan Fishwick are pleased to offer for sale this well presented one bedroom apartment situated within a short walk of Canal Street, Arndale Centre and Piccadilly Station. This delightful and spacious second floor one bedroom is immaculate throughout. Accommodation briefly comprises entrance hallway leading to separate fully fitted kitchen and good-size lounge with balcony off . One large double bedroom and modern bathroom. No parking, no onward chain. EWS1 IN PLACE!

## Price £175,000

### Viewing arrangements

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

### Entrance Hall

Providing a welcoming reception space, the long entrance hall has attractive wooden-style flooring and access to a utility cupboard with provision for a washing machine.

### Living Room

14'10" x 12'6"

The centrepiece of the apartment, the versatile living area enjoys excellent natural light from the fully glazed bi-folding doors leading out onto the balcony. Wooden-style flooring, two electric heaters, entry intercom.

### Kitchen

12'1" x 6'6"

The partially-separated kitchen continues the wooden-style

flooring from the hallway, creating a seamless flow, and a window provides natural light. Attractively fitted with a range of base and wall units and contrasting wooden-style worktops, integral electric double oven and hob with extractor hood, 1.5 bowl sink with mixer tap, integral dishwasher and fridge/freezer.

### Bedroom

12'11" x 9'2"

A generous double bedroom with high-level internal window, carpeted floor, electric heater.

### Bathroom

The luxuriously-appointed bathroom comprises a panelled bath with shower above, wash basin with mixer tap, WC,

attractive tiled splashbacks and flooring, chrome heated towel rail.

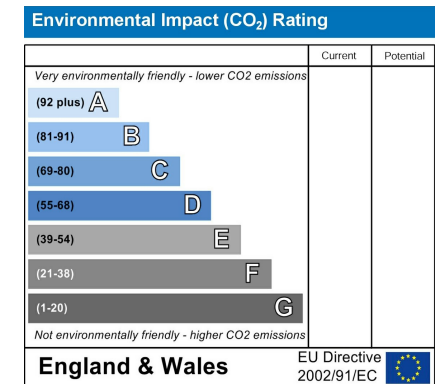
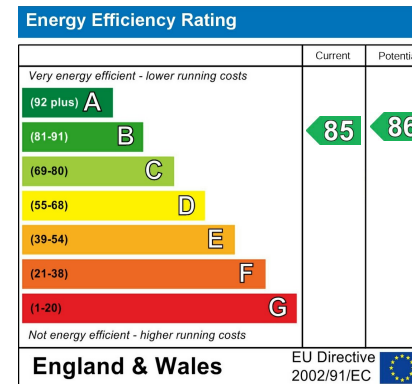
**Additional Information**

Ground rent - £50 per annum

Service charges - £1980 per annum

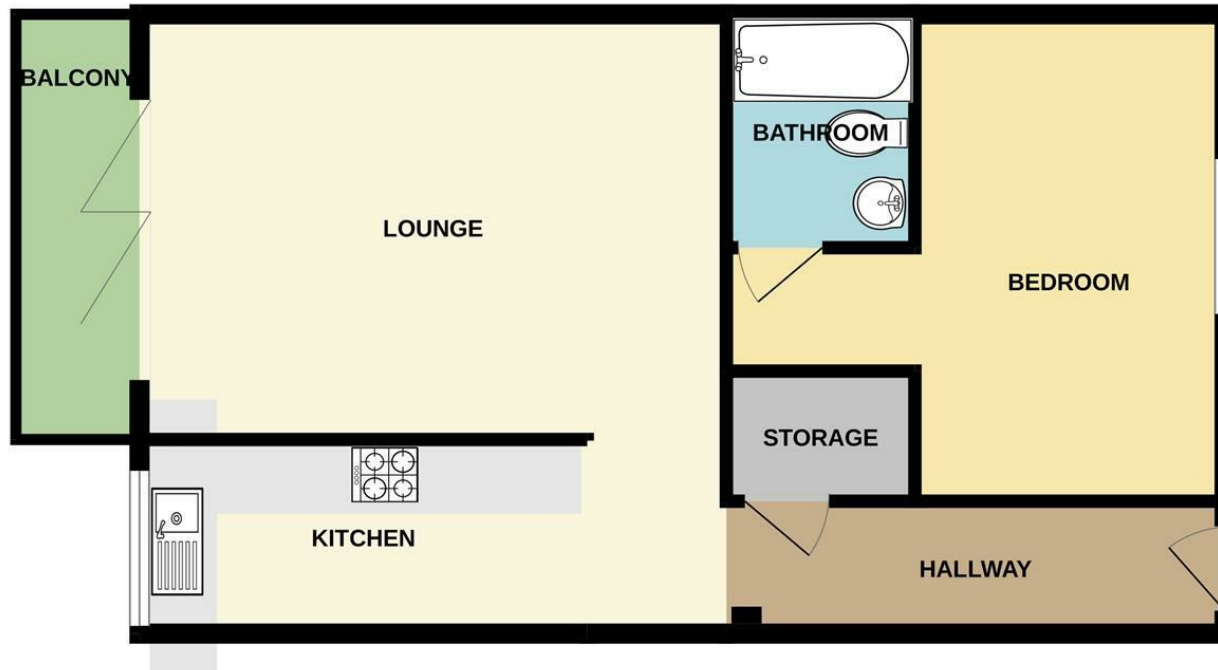
Lease - 125 years from 2002

Managing agents - Complete Property Management Solutions





## FIRST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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