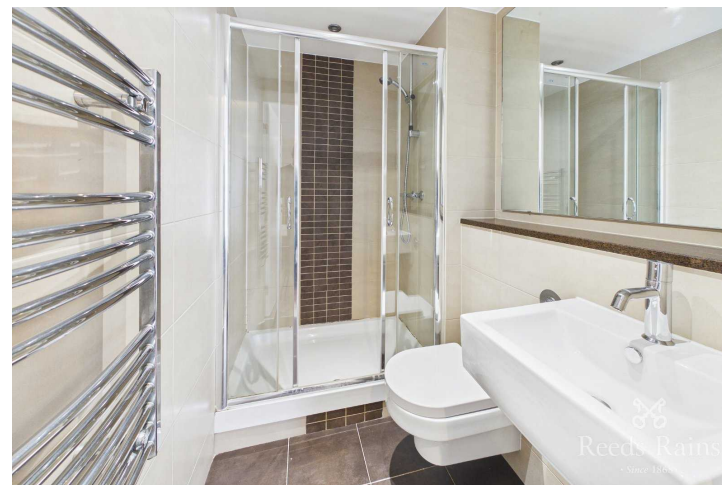
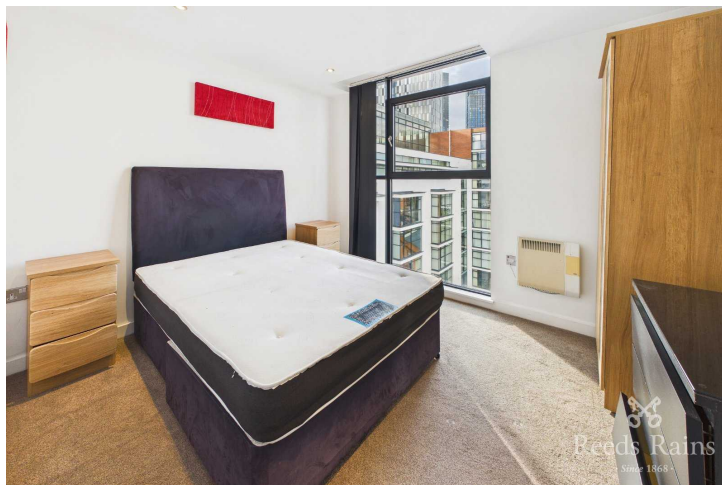
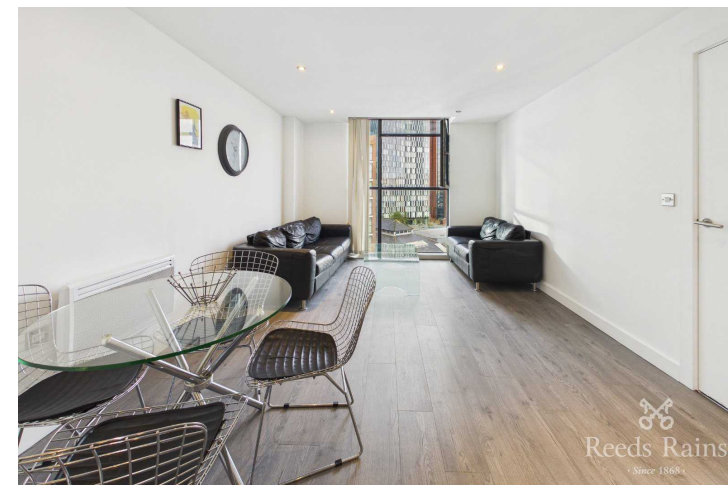
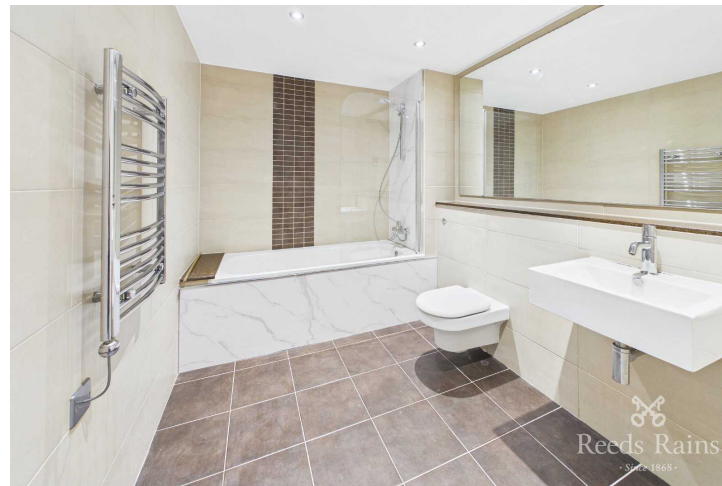




1 Jordan Street, Manchester,
M15 4QX

Asking Price: £230,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

1 Jordan Street, Manchester, Greater Manchester, M15 4QX
Asking Price: £230,000 Leasehold

Council Tax Band: D
EPC Rating: D

A 7th floor two double bedroom apartment with car parking space in the popular Hill Quays development offered for sale with no chain and vacant possession. The spacious accommodation comprises; entrance hall, living / dining room, fitted kitchen, bedroom one with en suite, double 2nd bedroom and main bathroom. Great location within walking distance of Deansgate and the wider city centre. EWS1 form available (A1 rating). EPC Rating D.

7th Floor

Entrance Hall

Front entrance door with spyhole. Wood effect floor. Storage cupboard housing hot water cylinder and space for storage. Electric heater. Spotlights to ceiling.

Living / Dining Room

4.62 x 3.56
Large window to the rear elevation providing far reaching views. Wood effect floor. Spotlights to ceiling. Electric heater. Open into;

Kitchen

3.03 x 1.87
Fitted with a range of wall and base units with complementary work surfaces over incorporating a stainless steel circular basin and matching drainer with mixer tap. Built in oven and four ring hob with extractor unit over. Integrated fridge freezer and dishwasher. Tiled floor. Spotlights to ceiling.

Bedroom 1

4.39 x 3.82
Window to the rear elevation. Electric heater. Spotlights to ceiling. Door into;

En Suite

Fitted with a white two piece suite comprising; wash hand basin with mixer tap and WC with concealed cistern. Shower cubicle. Tiled walls and floor. Chrome heated towel rail. Mirror.

Spotlights to ceiling.

Bedroom 2

3.5 x 2.86
A double second bedroom with large window to the rear elevation. Electric heater. Spotlights to ceiling.

Bathroom

2.71 x 2.00
Fitted with a white three piece suite comprising; wash hand basin with mixer tap, bath with mixer tap, shower attachment and screen to the side and WC with concealed cistern. Tiled walls and floor. Chrome heated towel rail. Mirror. Spotlights to ceiling.

Lease Details / EWS1 Form / Council Tax

Lease: 150 years (less 3 days) from 23/08/2002.
Current Ground Rent: £400 pa
Service Charge: £1393.98 for period of 01/07/26 to 31/12/26 equating to an annual charge of £2787.96.
Annual building insurance: £572.53 for period 01/07/26 to 30/06/27.
EWS1 Form - A1 Rating dated 20/06/23
Council Tax Band - D (Manchester City Council)

Agent's Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsc0 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

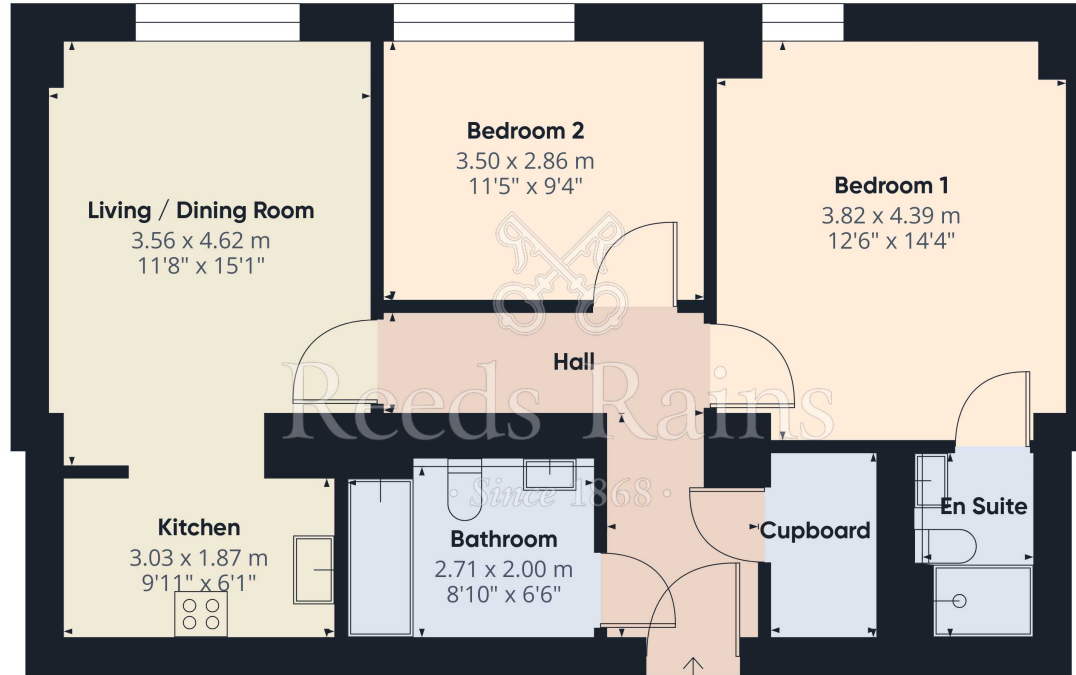
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Approximate total area⁽¹⁾
66.5 m²
716 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)