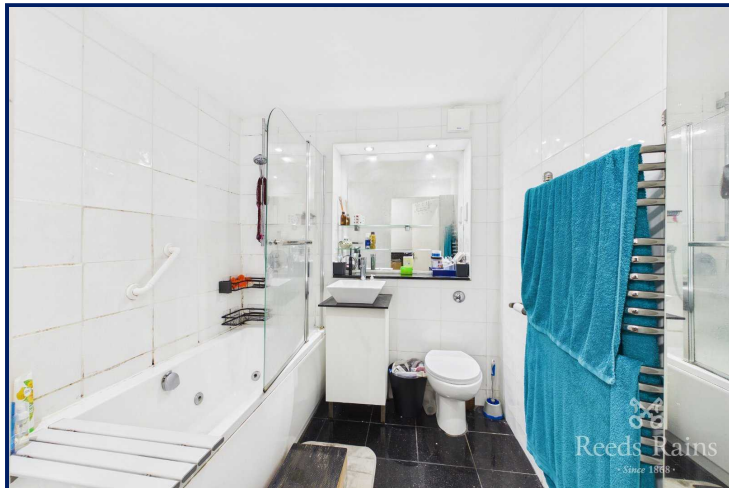




Whittles Croft, Ducie Street,  
Manchester, M1

**Guide Price: £135,000**  
**Leasehold**

 **Reeds Rains**

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Whittles Croft, Ducie Street, Manchester, M1  
Guide Price: £135,000 Leasehold

Council Tax Band: D  
EPC Rating: E

\*\*For sale by Modern Method of Auction.  
Starting Bid £135,000 plus Reservation Fee.\*\*  
A 2 bedroom apartment within the popular Whittles Croft development enjoying pleasant views over the adjacent canal. Superb central location within walking distance of Piccadilly station (5 mins), the Northern Quarter (3 mins), Ancoats/New Islington and the wider city centre. No onward chain. EPC Rating E.

1ST FLOOR

Secure communal entrance. The apartment can be reached via lift or stairs.

Entrance Hall

L-shaped hall with wooden-style flooring and storage cupboard.

Living Area

18'9" (5.71) x 11'2" (3.41) (both max)  
With three windows and wooden-style flooring.  
Opening to:

Kitchen Area

8'8" x 5'9" (2.64m x 1.75m)  
With window, fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, space for a washing machine, tiled floor.

Bedroom 1

15'7" x 8'4" (4.75m x 2.54m)  
Windows to dual aspects with scenic canal views and carpeted floor.

Bedroom 2

11'3" x 8'2" (3.43m x 2.5m)  
Window and wooden-style flooring.

Bathroom

6'11" x 6'8" (2.1m x 2.03m)  
Panelled bath with shower over, wash basin with mixer tap, WC, shaver point, tiled splashbacks and flooring, heated towel rail.

Leasehold/Council Tax

Lease term: 150 years from 1st January 2002.

Ground rent: £150 per annum.  
Service charge: £719.51 for period 01/07/26-30/09/26 equating to an approximate annual figure of £2878.04.  
Please verify lease details with your solicitor.  
Council tax band D (Manchester City Council).

Please Note

Fire safety remedial works are required, and there is not currently a satisfactory EWS1 form in place. We have been provided with confirmation that funding for these will be provided by the original developer (Watkins Jones) under the Responsible Actors Scheme. Interested parties requiring a mortgage should conduct their own due diligence with a specific lender or broker to establish whether their requirements are met, and what documentation they may require.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold

and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £349.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements



For full EPC please contact the branch.

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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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.



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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk