

EPC: C

Icon 25, 64 Shudehill, Manchester

Asking Price: £230,000

bridgfords

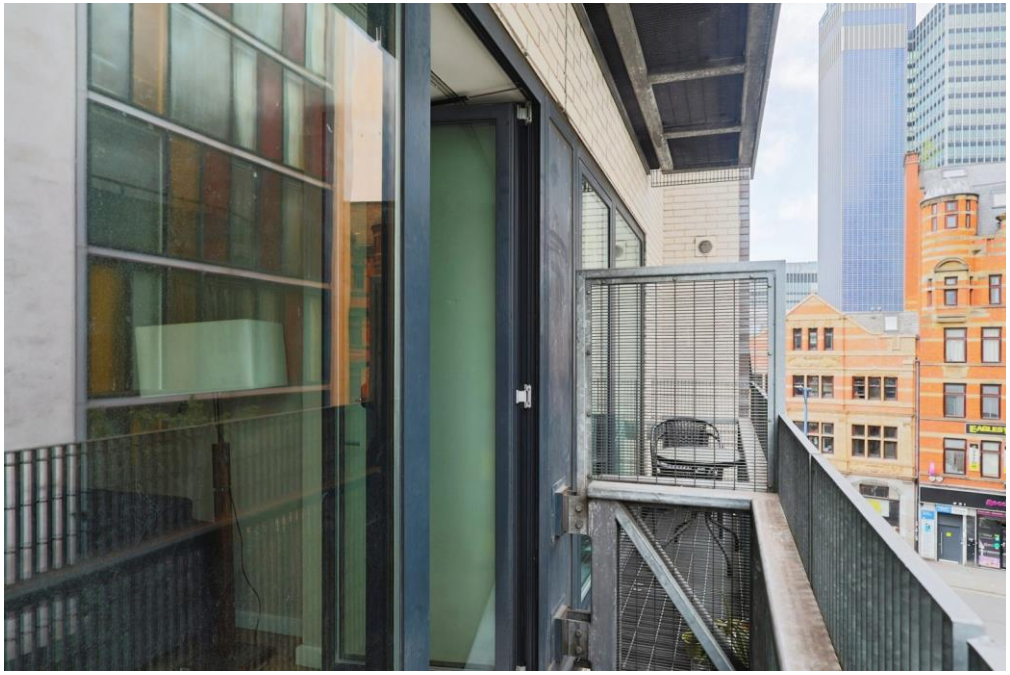








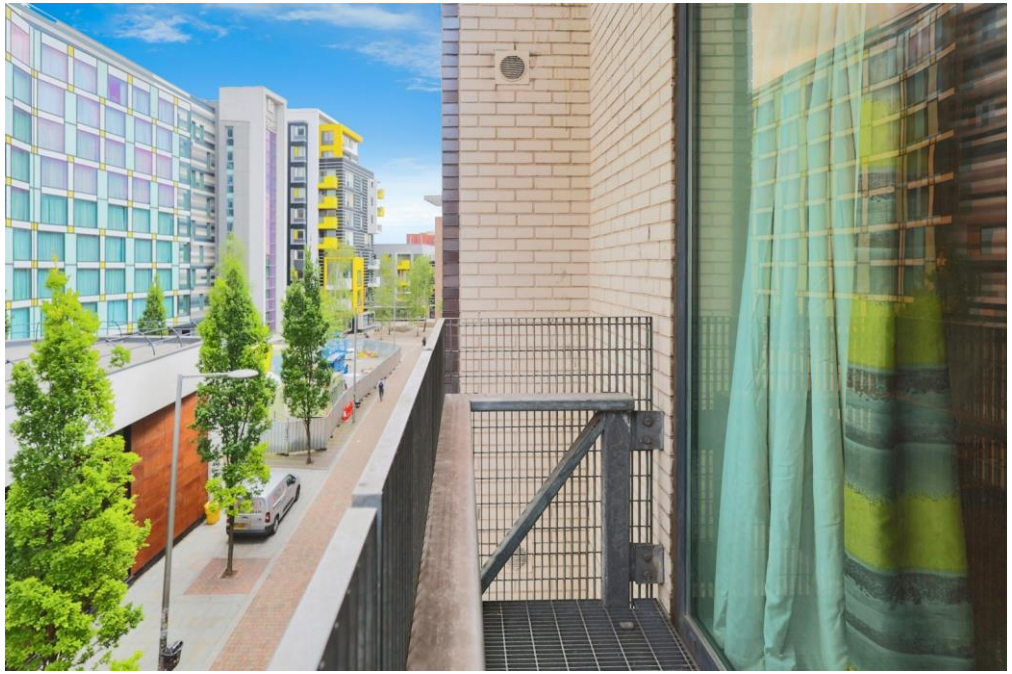


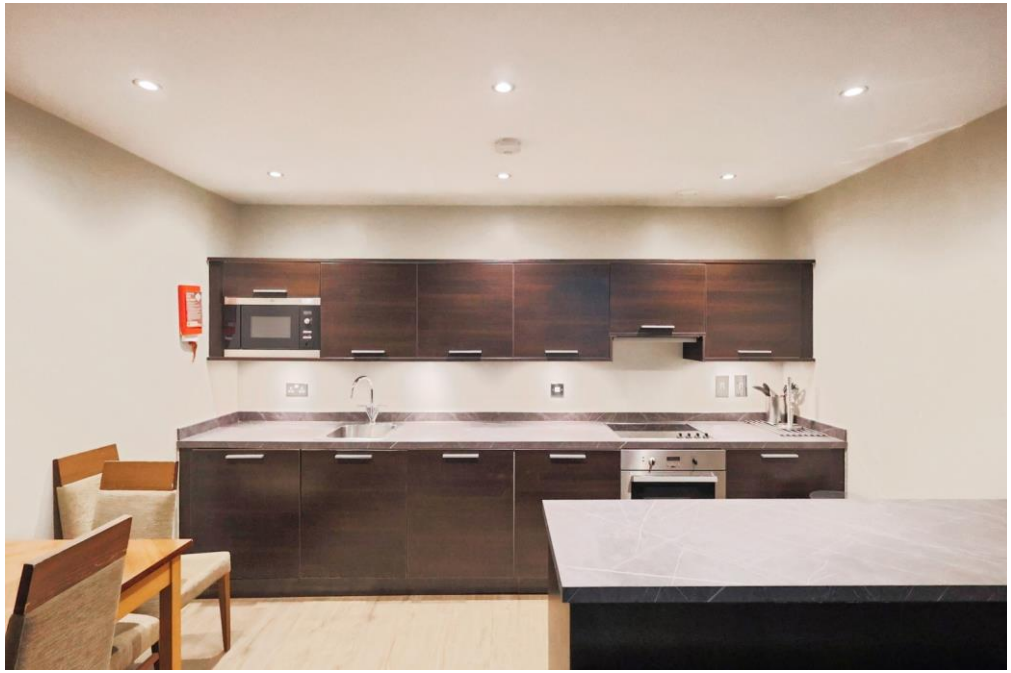


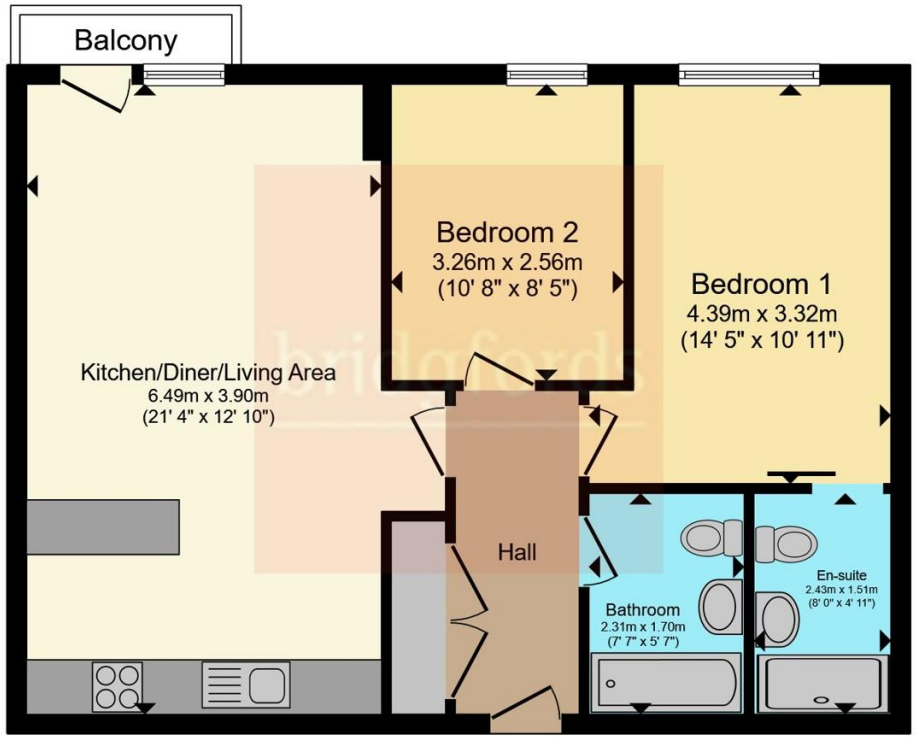
Icon 25 is a prime location within the revered fashionable Northern Quarter of Manchester. A whole host of amenities to include Victorian Train station, a bus terminal, the funky shops, eateries, and eclectic mix of clothing makes this location an experience not to be missed.
Located on the 3rd floor and consisting of a hallway, an impressive living area with a contemporary fitted kitchen with integrated appliances. Two double size bedrooms with the master bedroom benefitting from an en-suite shower, the main bathroom is fitted with a three piece suite.

Complete with a secure car parking slot and available with chain free vacant possession.

- EPC C
- Leasehold 250 years (less 10 days) from 1 January 2001
- Ground rent £150 per year to Homeground
- Service charge £1,839.13 per year to Realty
- Buildings insurance £126.08 per year







Total floor area 65.7 m² (707 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **D**

Tenure: **Leasehold**

Service Charge: **£1,839**

Years Left on Lease: **225**

Ground Rent: **£150**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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