



Fairbairn Building, Henry Street, Manchester
Asking Price £350,000

Ascend
Built on higher standards

Fairbairn Building, Henry Street, Manchester

This stunning Two-Bedroom duplex apartment occupies a prime position in Ancoats, just a stone's throw from both New Islington and the Northern Quarter. With a huge range of public transport links, big brand shops, quirky boutiques, bars and eateries, you'll have everything you need right at your fingertips.

Forming part of the iconic Royal Mills development and situated in the heart of Ancoats, just on the edge of the Northern Quarter, this development is located within arguably one of the most sought-after areas in Manchester city centre.

Inside your 2 bedroom, 4th floor apartment, you'll find a well-presented abode with a generously proportioned living kitchen with balcony access, offering plenty of space to kick back and relax!

In the kitchen you'll find sleek, gloss cabinets complete with down-lights, complimentary worktops, a built-in oven and an integrated hob.

In the bathrooms you'll benefit from cushy features such as a heated towel rail and a quirky mosaic tiled design. To top it off, you'll also have your own secure parking space within the building.

The information below has been provided by the current owner:

Lease: From 2004

Service Charge: £930 per quarter

Entrance Hall

Door from the communal hallway, wood effect flooring, built in storage cupboard. Doors to:

Cloakroom WC

Furnished with a low level WC and a wall mounted wash hand basin. Chrome heated towel rail.

Open Plan Living Kitchen Diner

A generously proportioned room with double glazed windows and sliding patio door opening to the balcony. Wall mounted electric heater, continuation of the wood effect flooring.

The kitchen area is furnished with a range of wall mounted and base level units with work top surfaces over, incorporating a stainless steel sink and drainer unit with mixer tap. Built in electric oven and grill with an electric hob and extractor hood with lighting over. Integrated appliances including fridge freezer and dishwasher.

Stairway leading down to the hallway.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

Hallway

2nd entrance door to the communal hallway. Doors providing access to;

Bedroom One

Double glazed window, wall mounted electric heater.

En Suite Shower Room

Furnished with a walk in shower cubicle, wash hand basin and a low level WC. Tiled walls, tiled flooring, heated towel rail.

Bedroom Two

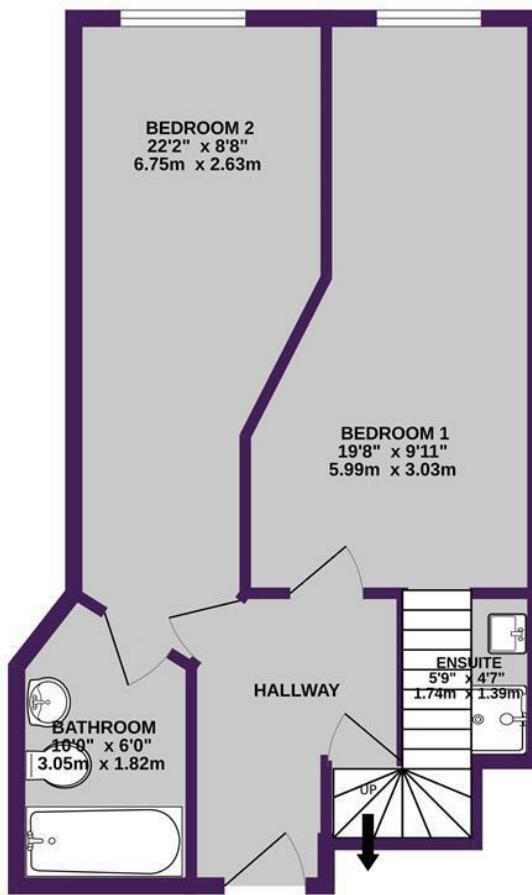
Double glazed window, wall mounted electric heater. Door to the en suite bathroom.

En Suite Bathroom

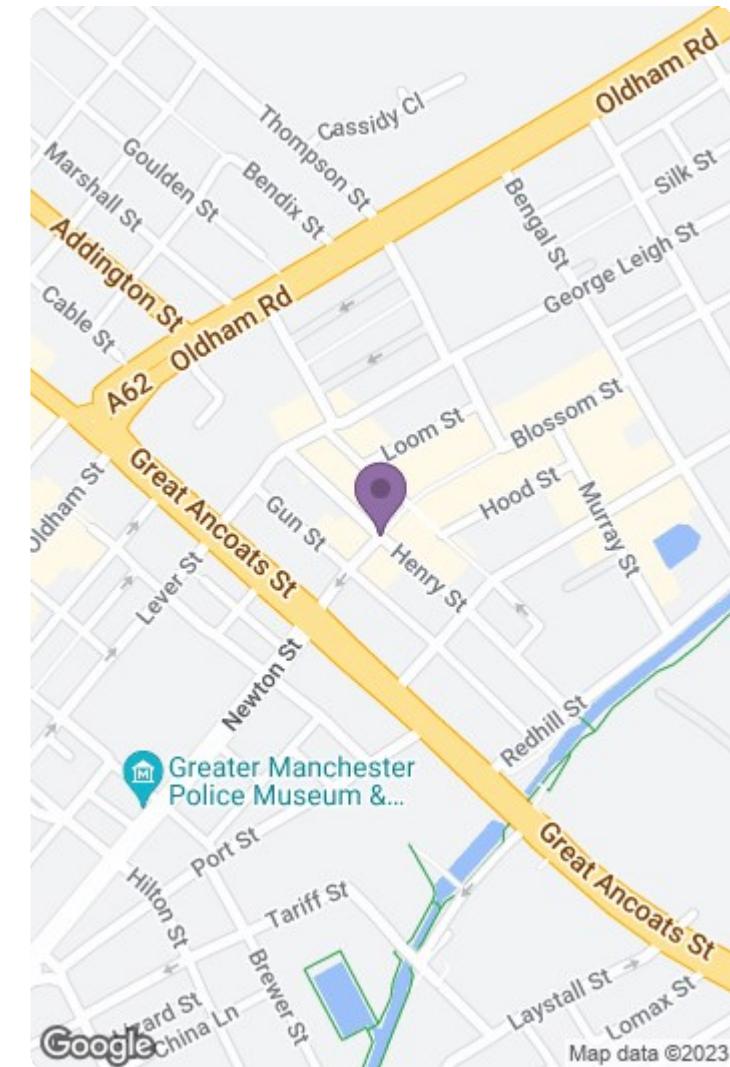
Furnished with a three piece suite comprising: panelled bath, wash hand basin and a low level WC. Part tiled walls, tiled flooring, heated towel rail.



GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A2 plus)	A	
(B1-91)	B		
(B9-86)	C		
(S5-86)	D		
(D9-54)	E		
(21-38)	F		
(G1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(A2 plus)	A	
(B1-91)	B		
(B9-86)	C		
(S5-86)	D		
(D9-54)	E		
(21-38)	F		
(G1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

England & Wales

