



Chepstow House, Manchester

Asking Price of £340,000

Julie Twist Properties welcome to the market this top floor apartment in the centrally located, Chepstow House development. The apartment features a split level living and dining area which lies open plan to a fully-fitted kitchen with integrated appliances. There are two double bedrooms, one of which is complete with walk-in storage space. Additionally, there is a separate four piece bathroom suite, which is accessed via the hallway and comes complete with a freestanding rolltop bath, vanity unit with basin and mixer tap. Original features have been retained where possible, including 10ft ceilings and sash windows. The apartment also comes complete with a secure, allocated parking space.

- Two Double Bedrooms
- Four Piece Bathroom Suite
- Top Floor Apartment
- Grade II Listed Conversion
- Secure Parking
- Excellent City Centre Location
- No Onward Chain
- Immaculate Condition

DESCRIPTION

Chepstow House dates back to 1874 and was converted to flats in 1991 and is now a stunning Grade II Listed conversion development. Chepstow House is located right in the heart of the city centre, with Oxford Road, Deansgate and St Peter's Square only a couple of minutes away. All of these offer a range of bus, train and Metrolink options making travel within and out of the city centre very easy. An array of bars, restaurants, shops, cafes and theatres are all within a short stroll, offering the very best of city centre living right on your doorstep.

GENERAL

Rental Yield: 6% (£1,700 PCM)
 Service Charge: £3783 per annum
 Ground Rent: Peppercorn
 Lease: 999 years from 1 January 1990
 Square Footage: 855.96 sq.ft (79.4sq.m)
 Council Tax Band: E
 Management Company: CKCS Property
 No Onward Chain

HALLWAY

Wooden flooring, ceiling lights and access to storage cupboard.

LIVING ROOM

Two sash windows, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge with freezer section, integrated full-size dishwasher, built-in oven and built-in grill, four ring induction hob and extractor over, sink with mixer tap and drainer, wooden flooring, spotlights, extractor, window overlooking atrium, wall mounted heater, ample space for dining and access to storage cupboard with plumbing and space for washing machine.

PRINCIPLE BEDROOM

Two sash windows, carpeted flooring, wall mounted heater, entrance to storage space currently being used as a walk-in wardrobe.

BEDROOM 2

Sash window, carpeted flooring, wall mounted heater and ceiling lights.

MAIN BATHROOM

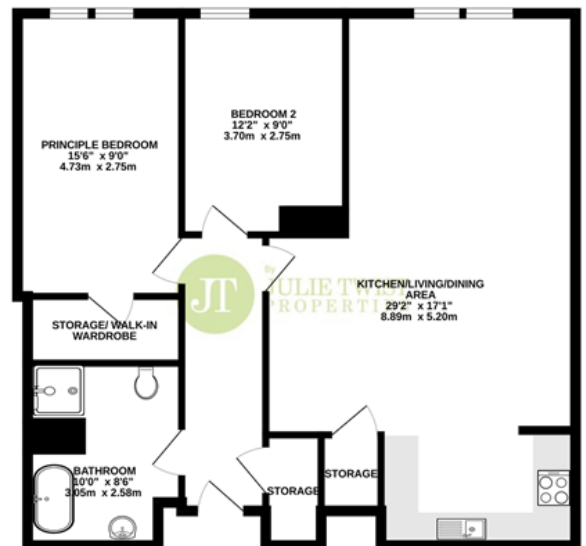
Accessed via the hallway, a four piece bathroom comprising freestanding roll top bath, separate shower cubicle, WC, vanity unit with basin and mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

There is one allocated secure parking space included in the sale of this property.



THIRD FLOOR
 856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq. ft. (79.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, window, ceiling and any other items are approximate and no responsibility is taken for any error. Attention is drawn to the fact that the floor plan is for illustrative purposes only and should be used as a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made as to their availability or efficiency over the period shown.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

