



Chepstow House, Chepstow Street, Manchester

Offers Over £160,000

Julie Twist Properties are thrilled to present this spacious studio apartment, nestled within the stunningly converted Chepstow House development. The apartment offers an inviting entrance hallway, a generously sized living and bedroom area, a separate kitchen with integrated appliances, and a three-piece bathroom suite. The apartment retains many original features, such as high ceilings and sash windows, meaning the space is flooded with natural light, creating a bright and airy atmosphere.

- Grade II Listed Conversion
- Spacious Studio Apartment
- Ground Floor Position
- High Ceilings & Large Windows
- No Onward Chain!
- Immaculate Condition Throughout
- Excellent Transport Links Nearby
- In the Heart of the City Centre



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: 7.5% (Based on expected rental price of £1000pcm)

Service Charge: £2400 per annum

Ground Rent: Peppercorn

Lease: 999 years from 1 January 1990

Square Footage: 335 sq.ft (31.1sq.m)

Council Tax Band: C

Management Company: Chepstow House Management Company Ltd

No Onward Chain

HALLWAY

Wooden flooring, ceiling light and access to two storage cupboards.

KITCHEN

A separate kitchen comprising wall and base units, space and plumbing for a full-size dishwasher, built-in oven, four ring hob with extractor over, sink with mixer tap and drainer, wooden flooring, spotlights, extractor, window overlooking living area and wall mounted heater.

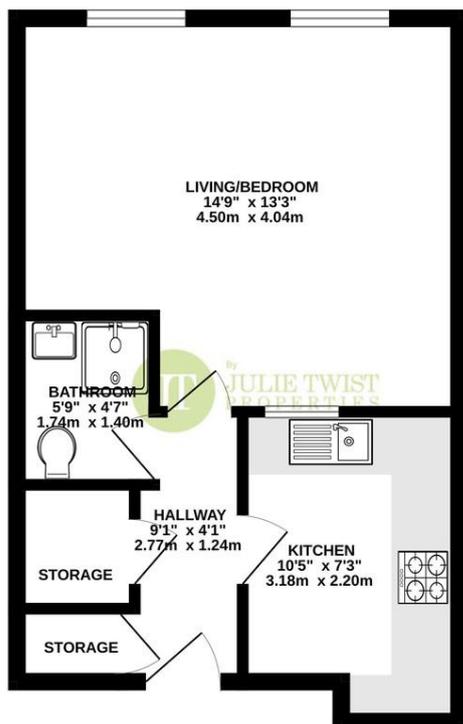
LIVING AND BEDROOM AREA

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

BATHROOM

Accessed via the hallway, a three piece bathroom comprising shower cubicle, separate shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.