



Phoenix, Chapeltown Street, Manchester – Asking Price of £190,000

Julie Twist Properties welcomes to the market this fifth floor apartment located in Phoenix. Phoenix is part of Capital & Centrics development, located right in the mix of the Piccadilly East neighborhood. The apartment boasts exposed concrete, high ceilings and huge floor to ceiling sliding doors leading onto a private balcony, allowing floods of natural light to fill the room. The apartment comprises an open plan fully fitted kitchen / living area, a modern shower room and a double bedroom with built in storage space.

This apartment also benefits from access to a residents garden in the centre of the development, complete with a fire pit, communal BBQ's and communal Wi-Fi. The development is also pet friendly!

- Fifth Floor Apartment
- Large Private Balcony
- Modern Kitchen & Living Area
- Exposed Concrete & High Ceilings
- Resident Garden
- Pet Friendly Development
- 24/7 Concierge
- Piccadilly East Neighborhood



GENERAL

Service Charge: £2468 per annum
 Ground Rent: £306 per annum
 Lease: 250 years remaining from 2015
 Square Footage: 495 sqft / 46 sq.m
 Council Tax Band: B
 Management Company: Zenith
 Owner Occupiers Only

HALLWAY

Wooden flooring, spotlights, access to storage cupboard with plumbing for washing machine and housing the boiler, wall mounted heater, intercom entry system.

LIVING ROOM

Double glazed sliding doors leading onto a private balcony, wooden flooring, wall mounted heater, phone/TV point and spotlights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, wooden flooring, spotlights lights and extractor.

BEDROOM

Wooden flooring, wall mounted heater, phone/TV point, built in storage space and spotlights.

BATHROOM

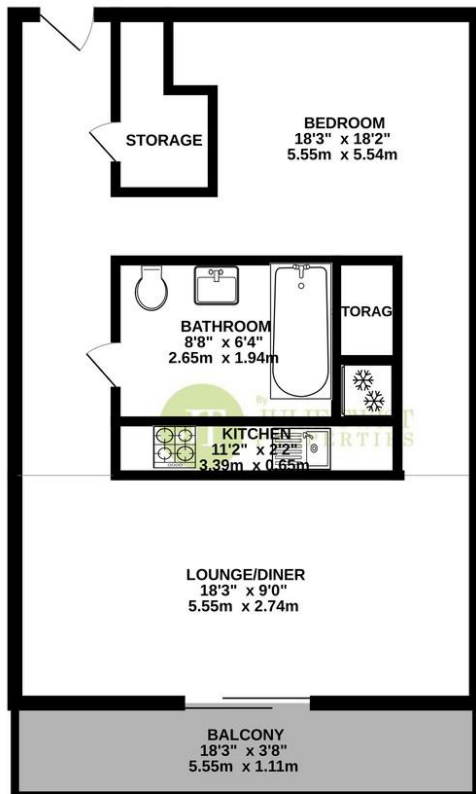
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

OTHER

This property benefits from access to a residents garden in the heart of the development which has a communal BBQ area and also communal firepits. There is also an onsite concierge which residents have access to 24/7. This development is pet friendly so your furry friends can also enjoy the communal space!



FIFTH FLOOR
 495 sq.ft. (46.0 sq.m.) approx.



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

TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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