



**JULIE TWIST
PROPERTIES**



Phoenix Building , Manchester

Offers Over £199,950

Julie Twist Properties are delighted to present this first floor apartment within the stunning Phoenix building. Phoenix is part of Capital & Centrics development, located right in the mix of the Piccadilly East neighbourhood. The apartment boasts exposed concrete and steel beams, high ceilings and huge floor to ceiling sliding doors which allow an abundance of natural light and access to a spacious and private balcony. 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.

- One Double Bedroom
- Modern Kitchen & Living Area
- Large Balcony
- Exposed Concrete & Steel Beams
- Residents Garden
- 24/7 Concierge
- Pet Friendly Development
- Piccadilly East Neighborhood



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JulieTwistMCR



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GENERAL

Service Charge: £2,468 per annum
Ground Rent: £306 per annum
Lease: 250 years from 2015
Square Footage: 495 square feet (excluding balcony)
Council Tax Band: B
Management Company: Zenith

HALLWAY

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

LIVING ROOM

Double glazed sliding doors onto balcony, wooden flooring, wall mounted heater, phone/TV point, intercom entry system 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 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.



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



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

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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