





# 20 Rozel Square, St Johns Gardens, Manchester, Lancashire, M3 4FQ

Jordan Fishwick are delighted to present this TOP FLOOR penthouse duplex apartment which has been renovated to a high standard throughout in the highly popular St Johns Gardens development. Ideally situated off Deansgate, the accommodation comprises of a double bedroom with fitted wardrobes and shower room on the lower floor, stairs leading to the top floor which offers a second double bedroom, spacious living/dining room with beautiful fully fitted kitchen, with wine cooler. There is a shared balcony which overlooks the landscaped communal gardens towards Beetham Tower and Deansgate Square. Externally the property benefits from a garage with a parking space in front, and a separate store/utility room. The lease on this apartment has been extended.

## Offers Over £325,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hallway

Carpet. Doors to all ground floor rooms. Intercom system.

### Master Bedroom

12'7" x 9'10"

Fitted carpet. Ceiling light. Fitted wardrobes. Radiator.

### Shower Room

Tiled shower suite. Low level w/c. Sink with mixer tap. Shower cubical with rainhead shower. Heated towel rail. Window.

### STAIRS TO FIRST FLOOR

### Living Room

22'10" x 16'1"

Wooden flooring. Spotlights. Ceiling light. TV/Telephone point. Storage cupboard. Access to balcony. Open with kitchen.

### Kitchen

15'3" x 8'0"

Updated kitchen with complimentary work tops over. Fridge and freezer. Cooker with grill and hob over. Sink with mixer tap. Wine cooler. Window.

### Bedroom Two

9'1" x 8'0"

Wooden flooring. Ceiling light. Radiator.

## Externally

Shared balcony with views of Deansgate Square across the communal gardens. Garage, storage/utility room and parking to the front.

## Additional Information

Service Charge: £1798

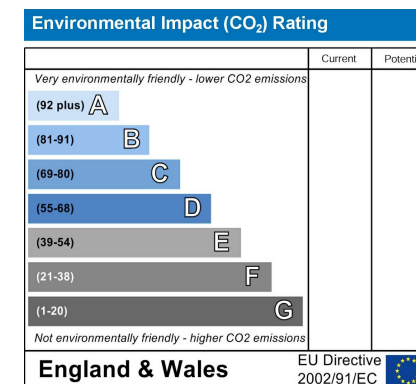
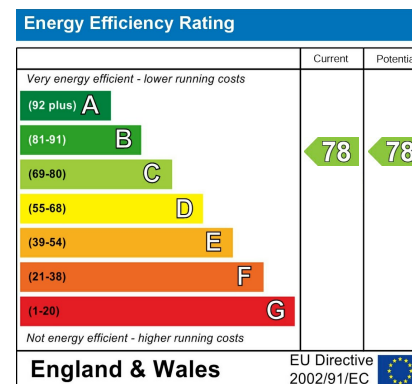
Ground Rent: Peppercorn

Lease: 150 years from 24/06/1979

Council Tax Band: D

Management Company: Manchester Council

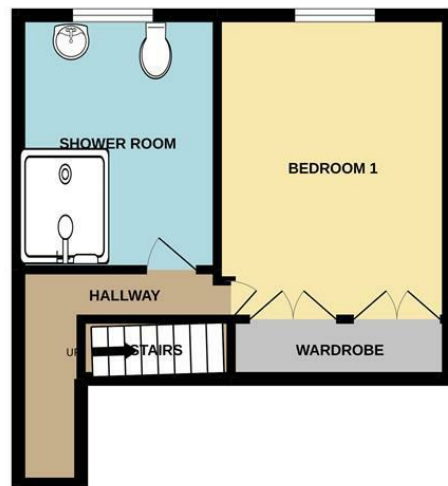
Owner Occupiers Only



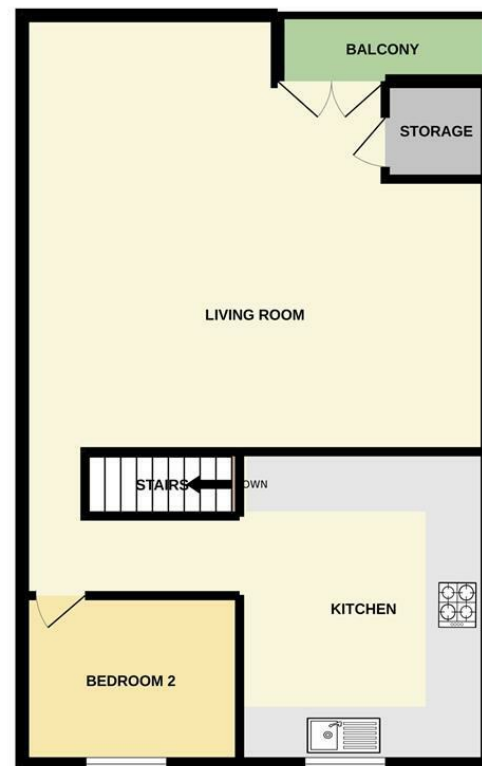




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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