



19 School Street, Millennium Quarter, Manchester, M4 4HD

BRAND NEW HOUSE Jordan Fishwick are pleased to offer for sale this stunning, BRAND NEW two bedroom townhouse on School Street, part of the The Press development in the NOMA development area. Beautifully preserved from its 18th-century origins, the former Cooperative Printing Room is a true Manchester landmark. A key part of the city's history, this Grade II-listed building is now reborn as The Press. Comprising sixty-six New York-style apartments and townhouses, The Press blends thoughtful design and premium materials with a wealth of gorgeous original features. You can really feel the history in the walls here. The building offers an abundance of character with stunning walk ways with exposed brick walls, stone flooring and metal artwork really adding to the industrial feel of the building. The house briefly comprises of open plan kitchen/diner/living room, downstairs W/C. Upstairs, two double bedrooms, jack and jill shower rom and private terrace. There is secure bike storage on site. NO ONWARD CHAIN. 890 sq ft total size.

Offers In Excess Of £380,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Living Room/Kitchen/Diner

24'7" x 14'10"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, microwave, dishwasher and washer dryer. Cooker with hob and extractor over. Storage cupboard housing water tank. Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

Bedroom 1

14'6" x 8'11"

Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

Bedroom 2

15'3" x 9'5"

Laminate flooring. Spotlights. Fitted wooden blinds. Wall mounted electric heater.

Shower Room

Partially tiled shower suite. Shower cubical with rain head shower. Floating sink with mixer tap. Low level W/C. Heated towel rail.

Externally

Private roof terrace. Access to well maintained communal corridors with ceiling lights. Secure bike storage.

Additional Information

Service charges - £910 per annum

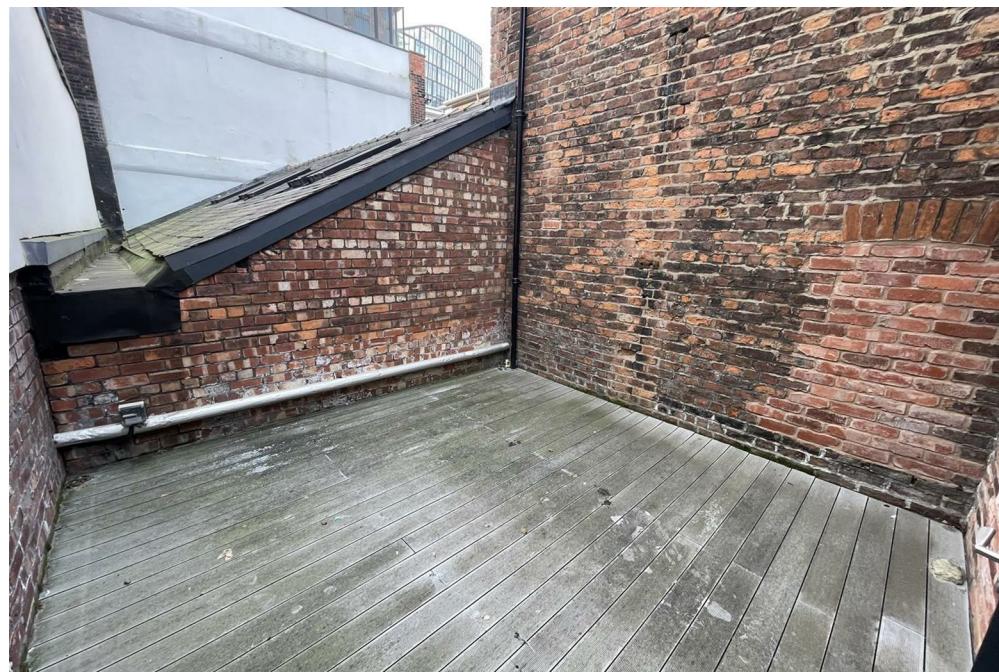
Lease - 250 years from 2020

Ground rent - £250 per annum

Council Tax Band - D

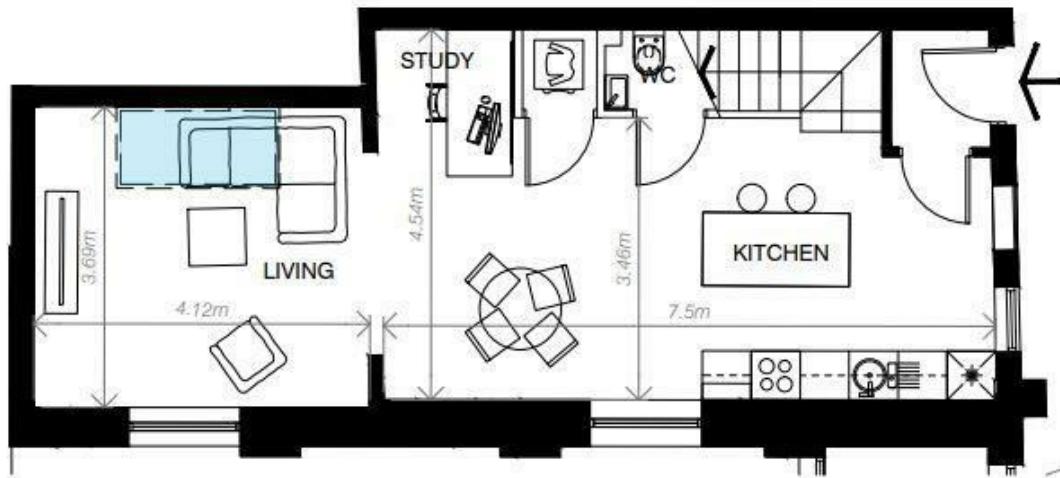
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TH5 - 82.7m² (890 sq.ft)

LOWER
LEVEL



UPPER
LEVEL



ALL AREAS ARE APPROXIMATE AND ALL DIMENSIONS SHOWN ARE FOR INDICATIVE PURPOSES ONLY AND SUBJECT TO DESIGN DEVELOPMENT AND FINAL SITE TOLERANCES. ARRANGEMENTS OF KITCHENS, BATHROOMS, ROOFLIGHTS AND OTHER FIXTURES MAY BE SUBJECT TO CHANGE.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

