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ALL DAY BREAKFAST



# Apt 405 Chatsworth House, 19 Lever Street, Manchester, M1 1BY

Jordan Fishwick are pleased to have for sale this two bedroom apartment found on the fourth floor of the Chatsworth House, Piccadilly. The property comprises of an entrance hallway with access to a storage room, two double bedrooms, an open plan kitchen / lounge with integrated appliances. A modern family sized bathroom. Gross yield of 10% rental income. Parking Available. MORTGAGE BUYERS WELCOME. EWS1 Available.

## Asking Price £173,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Building

Located in a vibrant area, residents will benefit from easy access to local amenities, including shops, restaurants, and public transport links, making it simple to explore all that Manchester has to offer. Whether you are looking to enjoy the cultural attractions or the lively nightlife, this apartment serves as a perfect base.

### Kitchen / Lounge

20'8" x 14'8"

Open plan kitchen and lounge, laminate flooring, electric heater, spot lighting, wood framed double glazed windows, range of wall and base units with complimentary kitchen worktop, integrated appliances, tiled splash back.

### Bedroom One

9'5" x 8'1"

Laminate flooring, electric heater, spot lighting, electric power sockets, wood framed double glazed window.

### Bedroom Two

9'5" x 12'1"

Laminate flooring, electric heater, spot lighting, electric power sockets, wood framed double glazed window.

### Bathroom

8'0" x 5'7"

Part tiled bathroom, shower attachment with mixer, glass shower screen, chrome heated towel rail, fitted mirror, spot lighting.

### Externally

Parking Space Available.

### Additional Information

Service Charge £3,280.00

Lease 125 Years from 2001

Ground Rent : £150.00

Council Tax Band - C

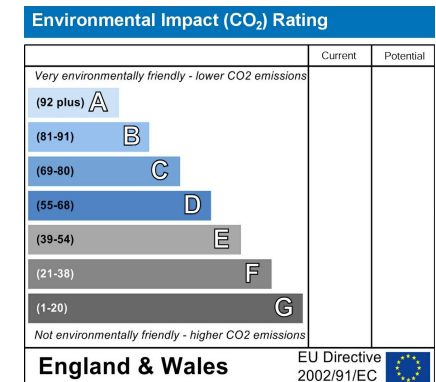
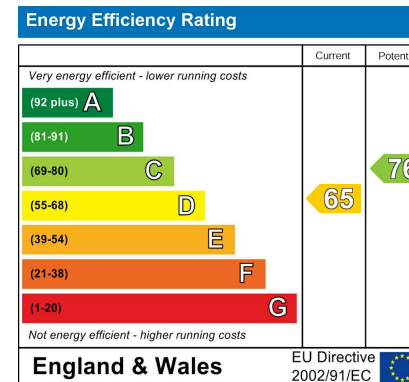
EPC Rating - D

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. 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.







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