



Flat 13 China House, 14 Harter Street, Manchester, M1 6HP

We are pleased to have for sale this spacious one-bedroom apartment in China House, just off Princess Street. As far as Victorian warehouse conversions go, this is one of Manchester's hidden gems. The entrance hallway leads into the open plan lounge on one side, which features metal structural beams and leads into the kitchen with integrated appliances. On the other side is a very large bedroom with a tranquil rear aspect. There is also a modern and contemporary family sized bathroom. The generously proportioned one-bedroom apartment is deceptively quiet for city centre living, and offers classic high ceilings that you would expect from such a conversion.

Asking Price £190,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

The Bulding

Situated in a lively area of Manchester, yet surprisingly peaceful, China House is conveniently located near local shops, restaurants and public transport links, making it easy to explore all that the city has to offer. This property presents a wonderful opportunity to enjoy city living in a charming house.

Entrance Hallway

Fitted Carpets throughout. Leads to all rooms.

Lounge

16'0" x 16'0"

The spacious, open-plan lounge has large windows which let in lots of natural sunlight. The room features metal structural beams giving it lots of character. Fitted carpets, electrical heater, secondary-glazed window, spot lighting.

Kitchen

9'8" x 6'11"

The kitchen includes a range of wall and base units with a complementary worktop, under-cabinet lighting, metal sink with mixer tap, integrated fridge/freezer, washing machine, oven/hob and extractor fan.

Bedroom

15'5" x 14'2"

High ceilings and metal structural beams are characteristics of this room, fitted carpets, electrical power sockets, secondary glazed window, spot lighting, electrical heater.

Bathroom

6'10" x 6'4"

Partially tiled. Bath with shower over. Low level W/C. Floating sink with mixer tap. Heated towel rail.

Externally

Lifts to all floors. Secure code entry.

Additional Information

Service charges - £3,937.12 PA (Approx. £1000.00 goes into the sinking fund)

Ground rent - £150 per annum. Review every 25 years.

Lease - 999 years from 2000

Council Tax Band - C

EPC Rating - TBC

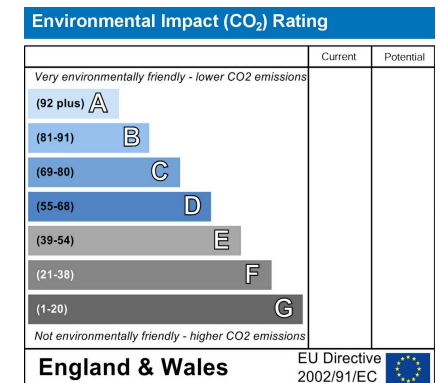
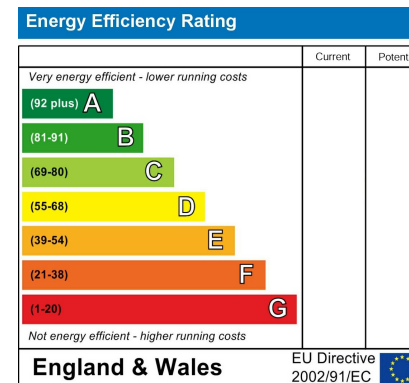
Management company - Rendall and Rittner

Agents Notes

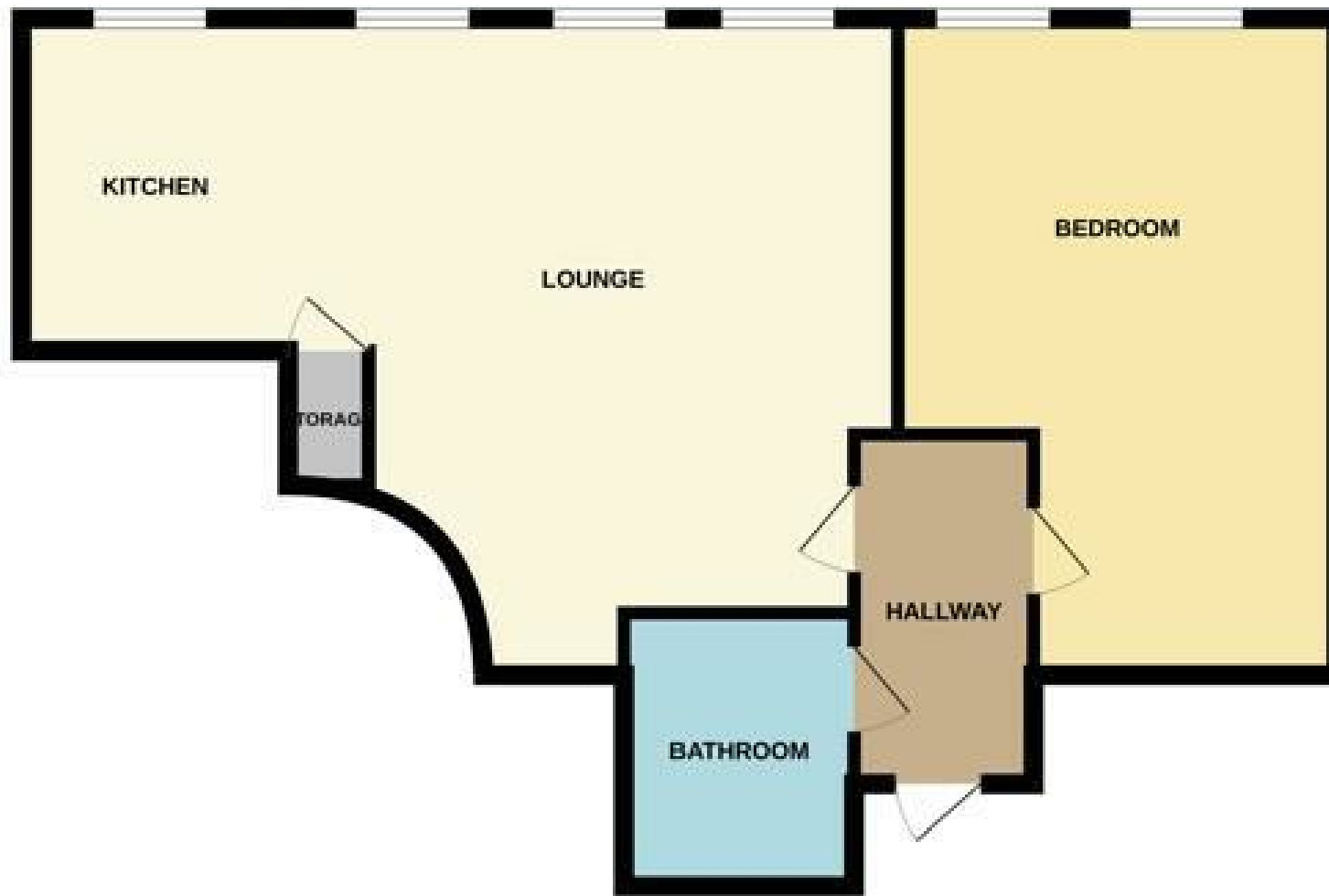
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