





# Flat 1 China House, 14 Harter Street, Manchester, M1 6HP

Jordan Fishwick are pleased to offer for sale this beautifully presented TWO BEDROOM apartment on the upper ground of China House, a Grade 2 listed building in the heart of Central Manchester. The apartment comprises: entrance hallway, lounge with cast iron columns and large window, the separate kitchen has oven, hob and fridge/freezer. Master double bedroom with re-fitted en-suite shower room, a second double bedroom, and an updated family bathroom. Electric heaters and secondary glazed windows.

## Offers In Excess Of £220,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

China House is well located just a stones throw away from St Peters Square, and offers easy access to The Village, Piccadilly Station, and Deansgate. One of only 40 apartments in the building. Residents can apply parking permit from Manchester City Council.

### Entrance Hall

Engineered wood flooring, electric heater, deep storage cupboard housing hot water system.

### Living Room

19'3" x 12'11"

Large secondary glazed windows, engineered wood flooring and cast iron columns. Entry phone system, four wall uplighters and electric heater. Access to-

### Kitchen

8'11" x 6'0"

Wall and base units with stainless steel sink unit. Fitted oven, hob and extractor with fridge/freezer and washing machine. Under unit lighting and tiled floor.

### Bedroom One

12'9" x 8'9"

Large secondary glazed window, electric heater .

### En-Suite

6'8" x 4'11"

Re-fitted en-suite with walk in shower, vanity wash hand basin and w.c. Fitted mirror, tiled walls and floor.

## Bedroom Two

14'1" x 9'8"

Large secondary glazed window, electric heater.

## Bathroom

6'4" x 5'5"

Attractive white suite with vanity sink unit, w.c and shower over the bath. Fitted mirrored wall unit, chrome heated towel rail and tiled walls and floor.

## Additional Information

Managing Agents Rendell & Rittner

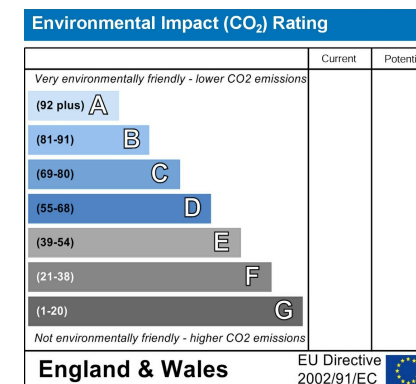
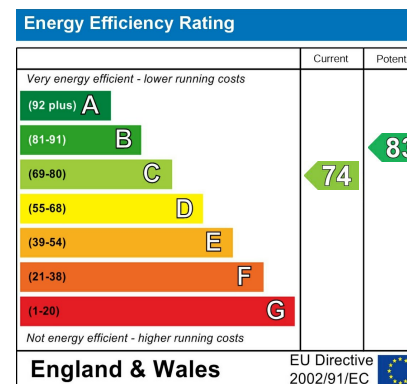
Service Charge £4841.16p pa. Approx £1000 of this goes into the sinking fund.

Lease 999 years from 2000

Ground Rent £100 pa Review every 25 years, Increases by £25pa

## 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.







## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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