



# Apt 31 48 Princess Street, Manchester, M1 6HR

Nestled in the heart of Manchester, 48 Princess Street. This well-appointed house, built in 1900, boasts a character that reflects its rich history while offering modern comforts. Spanning an inviting 657 square feet, the property features two spacious bedrooms, perfect for families or professionals looking for extra space.

This charming 3rd floor corner aspect apartment is located in the heart of the City with all its bars, restaurants and shopping on your doorstep. Entrance hall with storage space, a spacious living/kitchen which has ceiling beams and large picture windows. The kitchen has a range of appliances and the wooden laminate flooring complements this room. Electric wall heaters. Two good sized bedrooms and a three piece bathroom suite. No Chain. Council Tax Band D

## Offers Over £225,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Property

The residence includes a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings at home. With two bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly managed.

The location on Princess Street places you within easy reach of Manchester's vibrant city life, with an array of shops, restaurants, and cultural attractions just a stone's throw away. This property is not only a home but also a gateway to the dynamic lifestyle that Manchester has to offer.

Whether you are a first-time buyer or looking to invest in a rental property, this house combines historical charm with

practical living space, making it a wonderful choice for anyone looking to settle in this lively city. Don't miss the chance to make this delightful property your own.

### Entrance Hall

Laminate wooden flooring, cupboard housing hot water system. and second double cupboard for storage. Electric heater.

### Living/Kitchen

19'7" x 14'4"

This bright corner aspect apartment overlooks Princess St and has three large secondary glazed windows. Laminate flooring throughout. Video entry phone, electric wall heater. Three wooden feature ceiling beams. The kitchen has fitted appliances including fridge/freezer, oven, hob and extractor. plumbed for washer and dishwasher. Stainless steel sink unit.

## Bedroom One

12'1" x 9'2"

Large secondary glazed window. Electric heater. Beams to the ceiling

## Bedroom Two

10'7" x 10'1"

Large secondary glazed window. Electric heater. Beams to the ceiling

## Bathroom

7'3" x 5'8"

Three piece suite with shower attachment, wash hand basin and w.c.

Tiled floor, chrome heated towel rail and shaver point.

## Additional Information

Service Charge- £2628 per annum

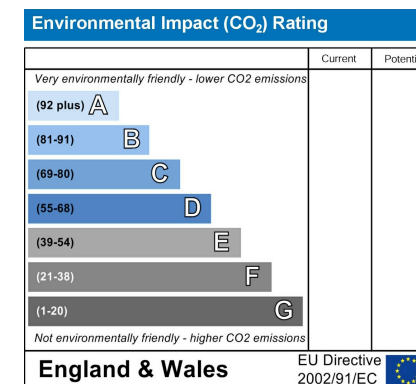
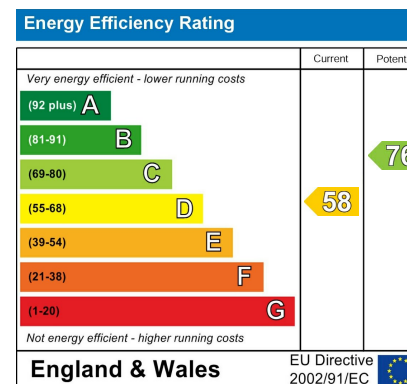
Ground Rent- £100 per annum

Lease length- 125 years with from 2003

Building Managed By Realty Management Ltd

## 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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