



# Apt 207 Phoenix, 72 Chapeltown Street, Manchester, M1 2EY

Stunning, design led one bedroom apartment by Capital & Centric. With an abundance of modern industrial style and benefitting from a private balcony AND residents garden, bike storage and onsite concierge, Phoenix apartments is one NOT to be missed! Achieving a high yield makes this a great investment. EWS1 form available (B1 rating)

Second Floor, open plan aspect, with storage options carefully considered. Wooden flooring throughout with kitchen/ living space complete with top spec integrated appliances, including full size dishwasher and fridge freezer and benefitting from a south facing balcony. Bedroom area with wardrobe & built in shelving. Furniture Included. Council Tax Band B. EPC Rating B. No parking. Rented at £1100pcm.

## Offers Over £165,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hallway

Solid Wooden Flooring. Airing cupboard. Includes a LG 9KG Washer/dryer.

### Living Room/Kitchen

18'0" x 12'4"

Solid Wooden flooring. Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated dishwasher and fridge/freezer. TV and telephone point. Wall mounted heater. Balcony.

### Bedroom

9'9" x 8'11"

Solid Wooden flooring. Wall mounted heater. Fitted unit for storage, and also additional alcove to fit a wardrobe.

### Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Spotlights. Fitted mirror. Heated towel rail.

### Externally

Lifts to all floors. Access to communal courtyard which has BBQs and bluetooth speakers. Concierge.

### Additional Information

Ground rent - £301 per annum

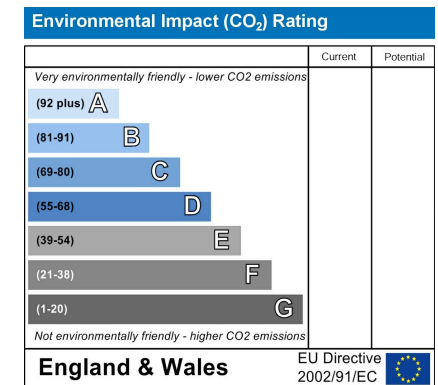
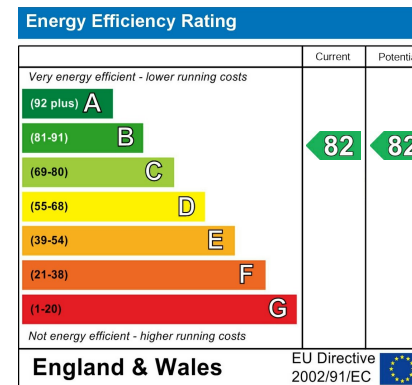
Service charges - £202 PCM

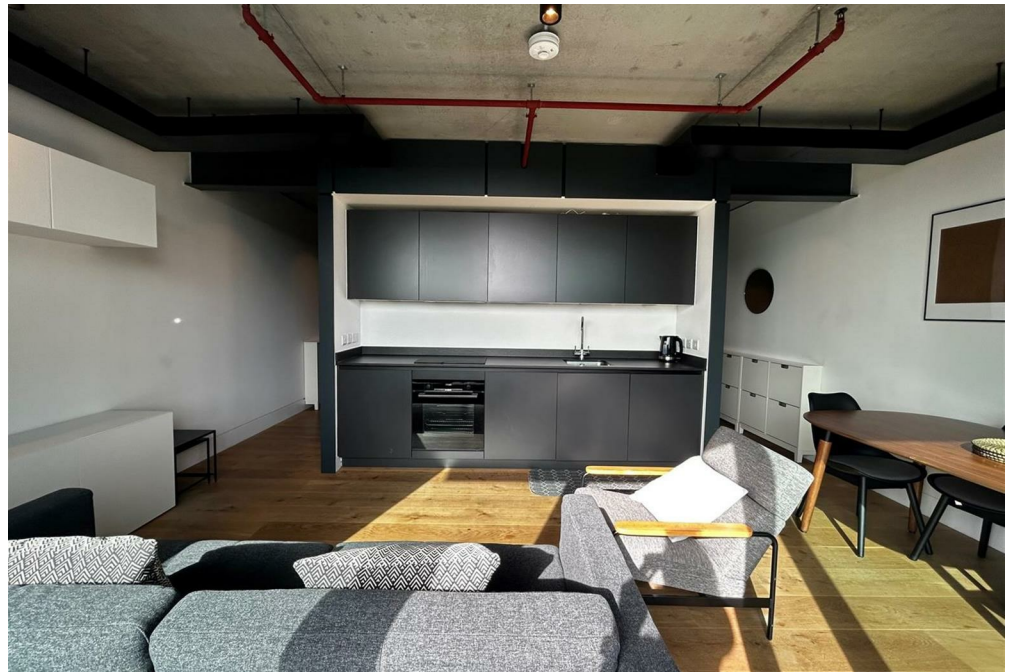
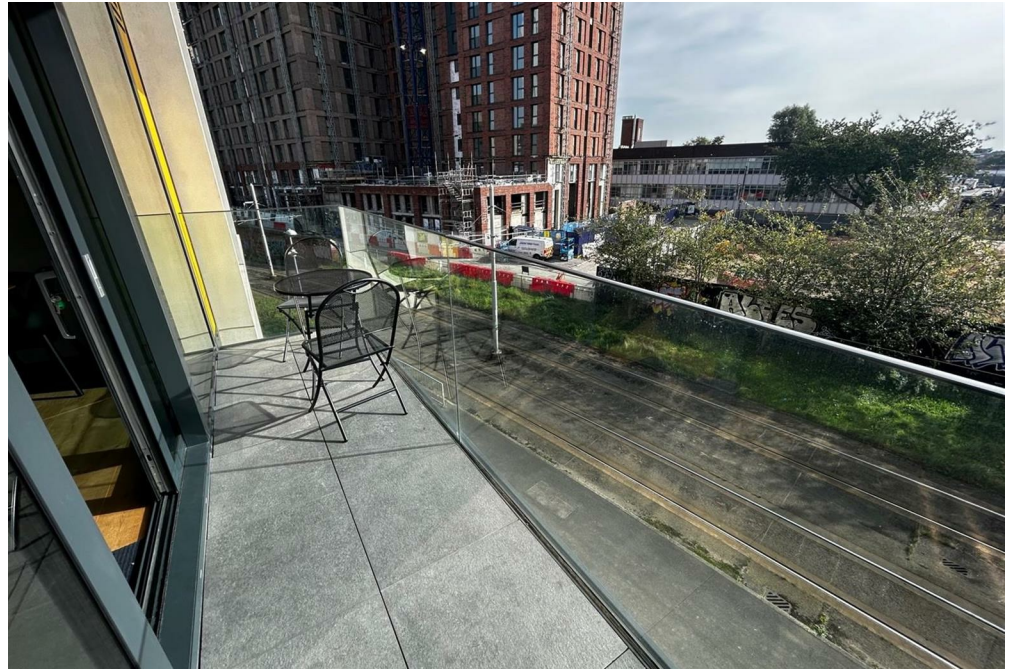
Lease - 250 years from 2015

Managing agents - Zenith

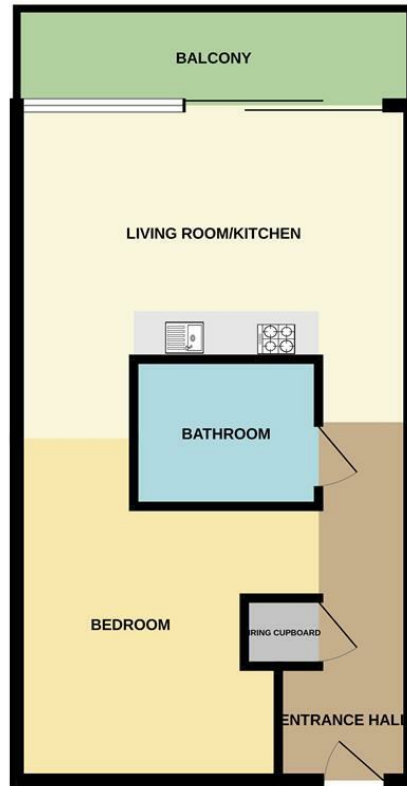
### Agent Note

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2ND FLOOR



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