



20 Rozel Square, St Johns Gardens, Manchester, Lancashire, M3 4FQ

Jordan Fishwick are delighted to present this TOP FLOOR penthouse duplex apartment which has been renovated to a high standard throughout in the highly popular St Johns Gardens development. Ideally situated off Deansgate, the accommodation comprises of a double bedroom with fitted wardrobes and shower room on the lower floor, stairs leading to the top floor which offers a second double bedroom, spacious living/dining room with beautiful fully fitted kitchen, with wine cooler. There is a shared balcony which overlooks the landscaped communal gardens towards Beetham Tower and Deansgate Square. Externally the property benefits from a garage with a parking spacee infront, and a separate store/utility room. The lease on this has apartment been extended.

Price £325,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hallway

Carpet. Doors to all ground floor rooms. Intercom system.

Master Bedroom

12'7" x 9'10"

Fitted carpet. Ceiling light. Fitted wardrobes. Radiator.

Shower Room

Tiled shower suite. Low level w/c. Sink with mixer tap. Shower cubical with rainhead shower. Heated towel rail. Window.

STAIRS TO FIRST FLOOR

Living Room

22'10" x 16'1"

Wooden flooring. Spotlights. Ceiling light. TV/Telephone point. Storage cupboard. Access to balcony. Open with kitchen.

Kitchen

15'3" x 8'0"

Updated kitchen with complimentary work tops over. Fridge and freezer. Cooker with grill and hob over. Sink with mixer tap. Wine cooler. Window.

Bedroom Two

9'1" x 8'0"

Wooden flooring. Ceiling light. Radiator.

Externally

Shared balcony with views of Deansgate Square across the communal gardens. Garage, storage/utility room and parking to the front.

Additional Information

Service Charge: £1498

Ground Rent: Peppercorn

Lease: 150 years from 24/06/1979

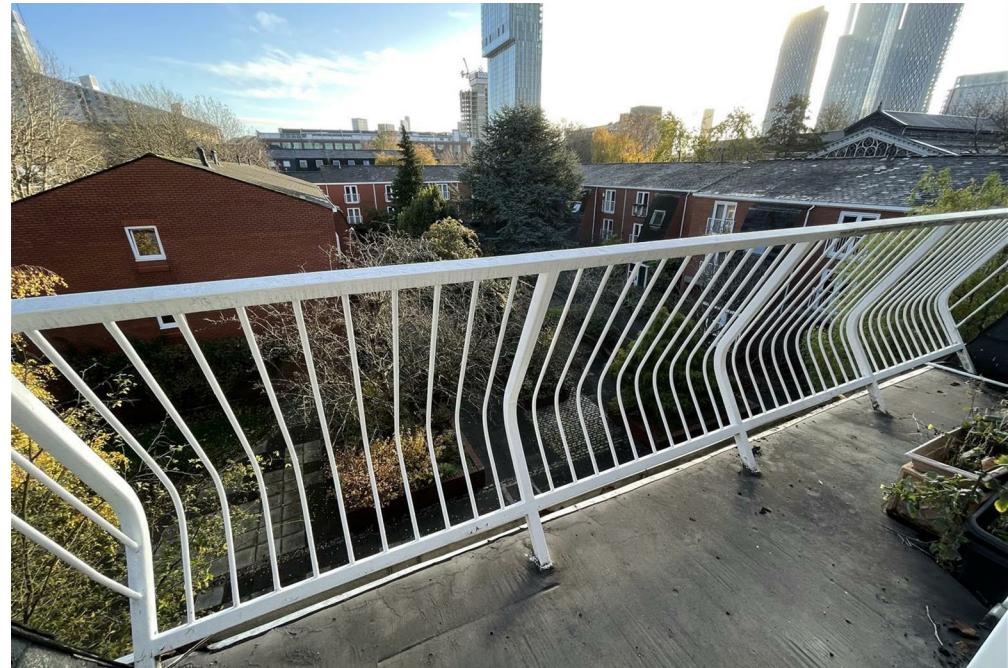
Council Tax Band: D

Management Company: Jacobs

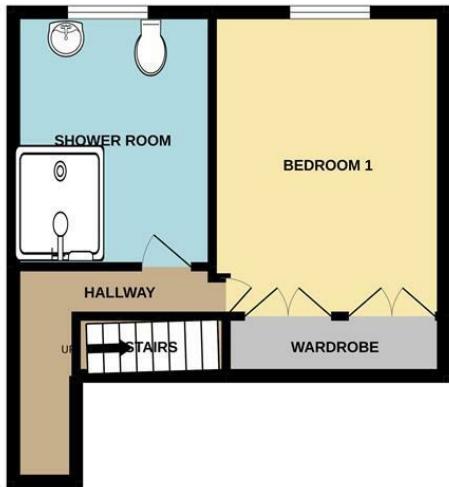
Owner Occupiers Only

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | 78 | 78 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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