





# Apt 31 Venice Court, Samuel Ogden Street, Manchester, M1 7AX

Welcome to Venice Court on Samuel Ogden Street in Manchester, just a stones throw away from Gay Village and Piccadilly and Oxford Rd stations! This stunning apartment boasts a newly fitted kitchen, perfect for whipping up delicious meals. Imagine enjoying your morning coffee on the balcony, taking in the views from the 3rd floor. The apartment features an open plan kitchen and living space, 2 double bedrooms, 1 bathroom, this property offers a cosy yet spacious living space.

But that's not all - Not only does this property come with an secured allocated parking space, but Venice Court offers access to a residents-only gated garden, pool, sauna, jacuzzi, gym, and games room. Whether you're looking to relax or stay active, this property has it all.

Located in the heart of Manchester, this apartment provides both comfort and convenience. Don't miss out on the opportunity to make this your new home sweet home!

## Offers Over £228,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Ceiling light. Storage heater. Laminate flooring. Storage cupboard housing water tank.

#### Living Room/Kitchen

20'9" x 12'9"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob above. Separate integrated fridge and freezer. Freestanding washer dryer. Ceiling light. Storage heater. Laminate flooring. TV and telephone point. Access to balcony.

#### Bedroom One

11'9" x 9'2"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bedroom Two

10'3" x 7'10"

Fitted carpet. Ceiling light. Wall mounted heater.

#### Bathroom

Fully tiled bathroom suite. Low level W/C. Sink with mixer tap. Bath with electric shower over. Heated towel rail.

#### Externally

Residents Pool, Steam, Jacuzzi, Gym and Games Room. Underground parking space. Lifts to all floors. Communal garden.

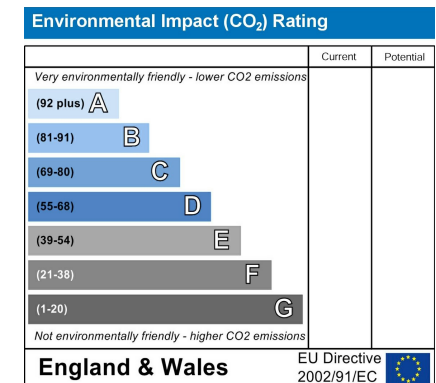
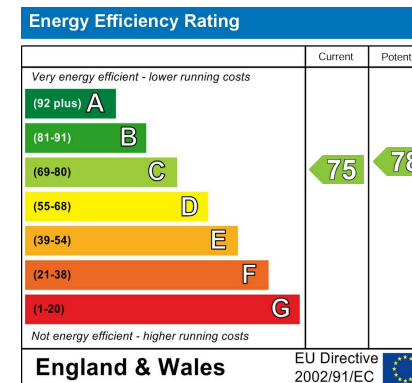
#### Additional Information

Ground rent - N/A

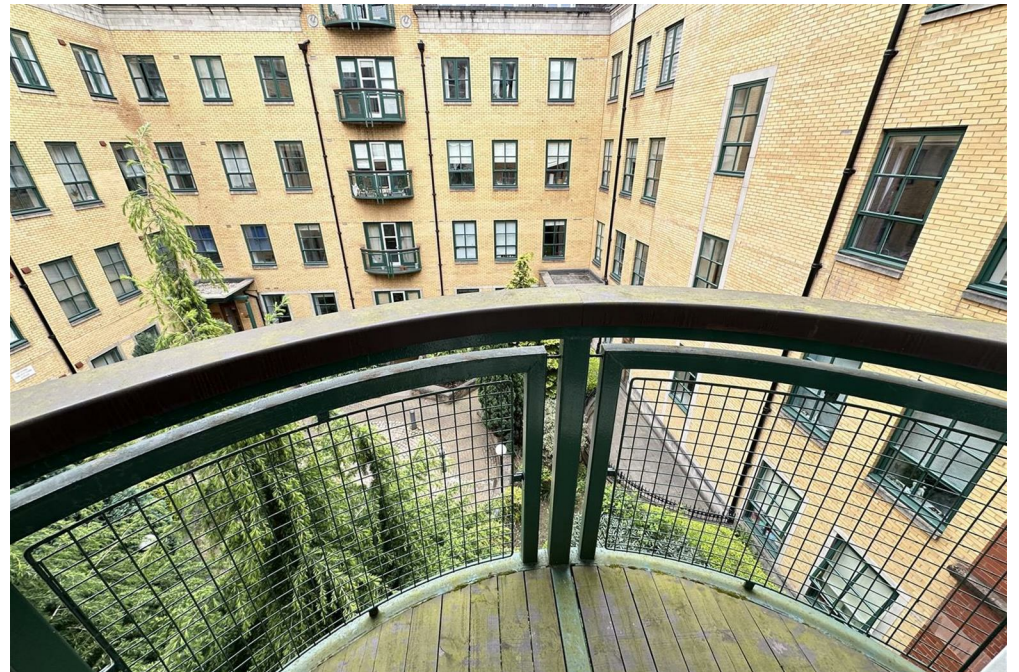
Service charges - £325 per month including water rates &  
Buildings insurance  
Lease - 999 years from 1991  
Managing agent - Scanlans

### Agent 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.

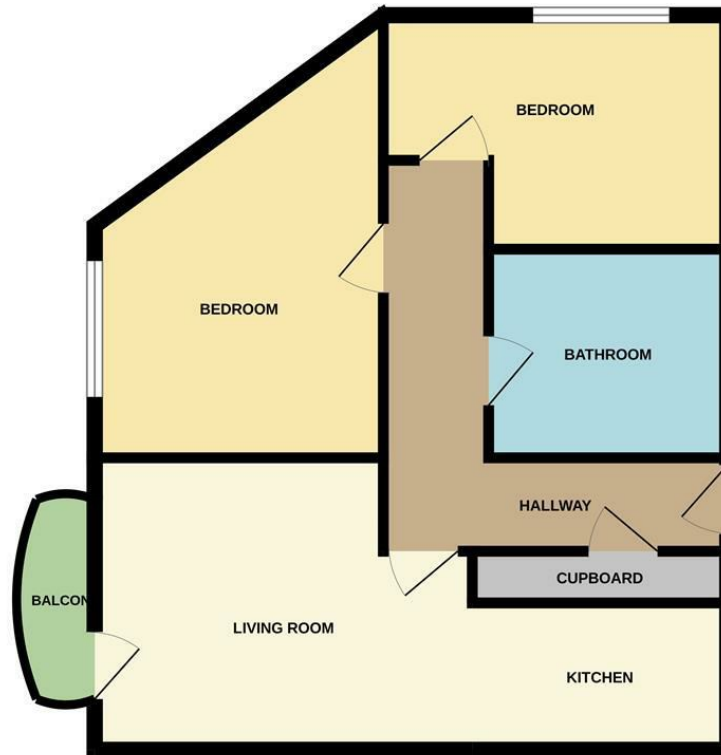








### 3RD FLOOR



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