



# Apt 202 Rossetti Place, Lower Byrom Street, Manchester, M3 4AN

SERVICE CHARGE PAID FOR 1 YEAR. Further details on request.

Jordan Fishwick are pleased to offer for sale this stunning TWO BEDROOM second floor apartment located in Rossetti Place, a premium development just on the edge of Spinningfields. This apartment is immaculately presented throughout and offers a unique and rarely available LARGE TERRACE that is well positioned for the sun, with fantastic views of St Johns Gardens and the skyscrapers at Deansgate Square. The apartment has ample storage space with two cupboards in the hallway, a large open plan kitchen/living space, two double bedrooms and a well-appointed tiled bathroom suite. 24 HOUR CONCIERGE, lifts to all floors, daily cleaning of communal areas and internal rubbish chute. The apartment also benefits from a secure and designated underground parking space (space is currently let at £150 per month with scope to increase, agreement could be continued).

Situated on the doorstep of Spinningfields, St Johns Gardens and Castlefield, Rossetti Place is perfectly positioned for travel links and local amenities. The building is a premium red brick development of just 88 apartments, with high owner occupancy and a friendly residents community.

NO ONWARD CHAIN.

## Offers In Excess Of £239,950

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Entrance Hall**

Laminate flooring. Spotlights. Storage cupboard plus airing cupboard housing washing machine.

### **Living Room/Kitchen**

27'7" 9'11"

Range of wall and base units with complimentary worktops. Granite counter breakfast bar. Sink with mixer tap. Integrated Neff & Bosch appliances including dishwasher, fridge, freezer and microwave. Laminate flooring. Spotlights. Wall mounted electric heater. Double doors leading to sun terrace.

### **Bedroom One**

20'8" x 8'2"

Fitted carpet. Spotlights. Wall mounted electric heater.

### **Bedroom Two**

12'3" x 6'1"

Laminate flooring. Spotlights. Wall mounted electric heater.

### **Bathroom**

Partially tiled bathroom suite. Low level W/C. Sink with mixer tap. Bath with mixer shower over. Fitted mirror. Heated towel rail. Shaver point. Spotlights.

### **Externally**

Large outdoor sun terrace. Secure underground parking space (currently rented at £150 per month with scope to increase, which could be continued). 24/7 Concierge. Lifts to all floors. Daily cleaning of communal areas. Internal 2nd Floor rubbish chute. Mobile wireless intercom. High energy efficiency rated EPC B.

## Additional Info

Service charge - £1,295 per quarter

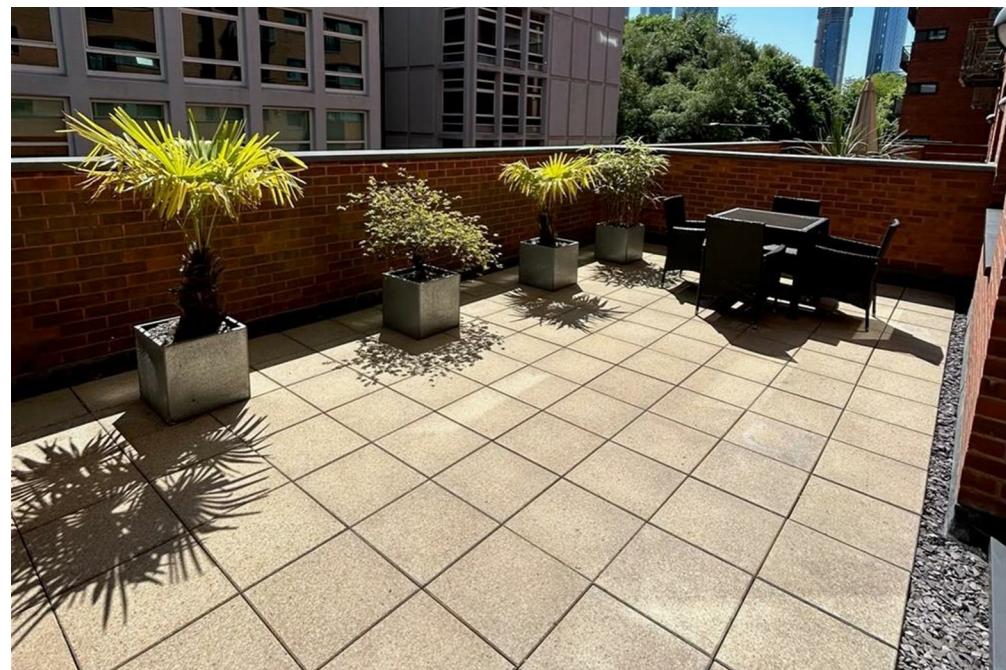
Ground rent - £250 per annum

Lease - 150 years (less 3 days) from 31 May 2003

Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



SECOND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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