



Apt 004 Phoenix, Chapeltown Street, Manchester, M1 2EY

TWO BED, ONE BATH industrial-style apartment in Manchester city centre. With concrete features, exposed steel beams and piping, and modern design-led interiors, this Capital&Centric apartment is no boring white box. The open plan layout gives you more space to move and the huge floor-to-ceiling windows let natural light pour in across the apartment. This ground floor home has super high ceilings and engineered oak flooring throughout. Phoenix residents have access to the lush private courtyard garden, complete with WiFi, gas BBQs and fire pits. There is 24/7 concierge and lifts to all floors. It is also pet friendly, so your furry family members are welcome too :) Set in the mix of Manchester's emerging Piccadilly East neighbourhood, Phoenix is minutes from the bars & cafés of Ancoats and Northern Quarter and less than a five-minute walk to Piccadilly Station. Phoenix was named Apartment Development of the Year at the Insider Residential Property Awards 2021 AND Development of the Year 2021 at the RESI Awards.

Price £250,000

Viewing arrangements

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

Living Room/Kitchen

21'9" x 14'3"

Stunning room with features such as concrete ceilings, exposed metalwork and full height window and sliding door. Fully fitted kitchen with appliances, continuous flooring.

Bedroom One

13'9" x 10'4"

Wooden flooring. Wall light. Wall mounted heater.

Bedroom Two

10'3" x 8'10"

Wooden flooring. Wall light. Wall mounted heater.

Bathroom

Stunning bathroom with luxury fittings. Low level w/c. Sink with mixer tap. Bath with mixer shower over.

Additional Information

Service charges: £3471.65 per annum

Ground rent: Peppercorn

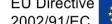
Lease: 250 years from 2015

Managing Agent: Zenith

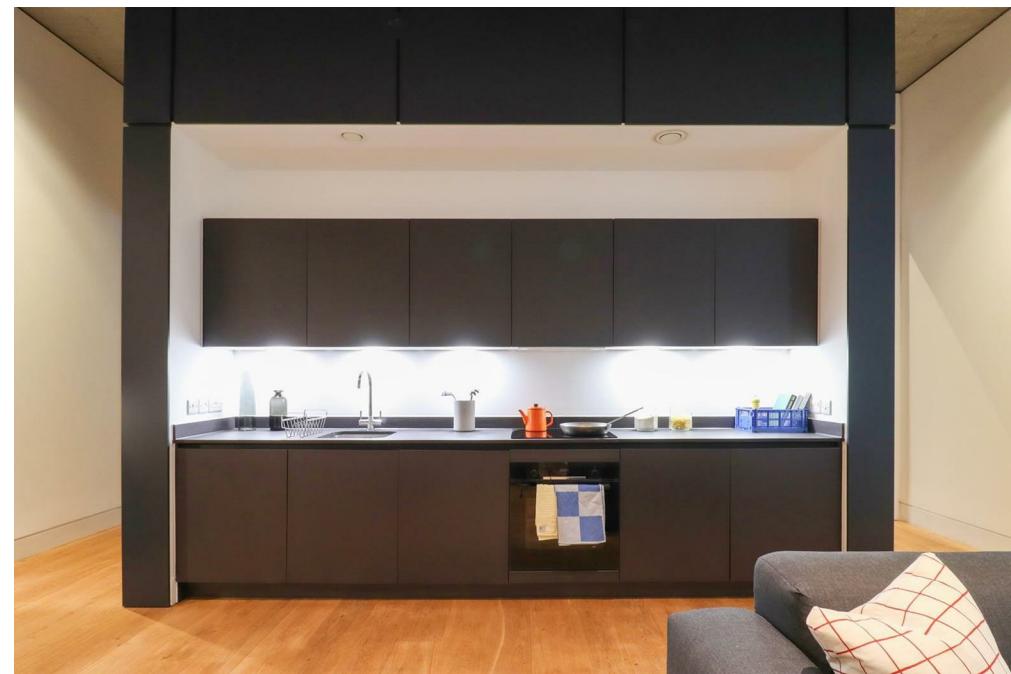
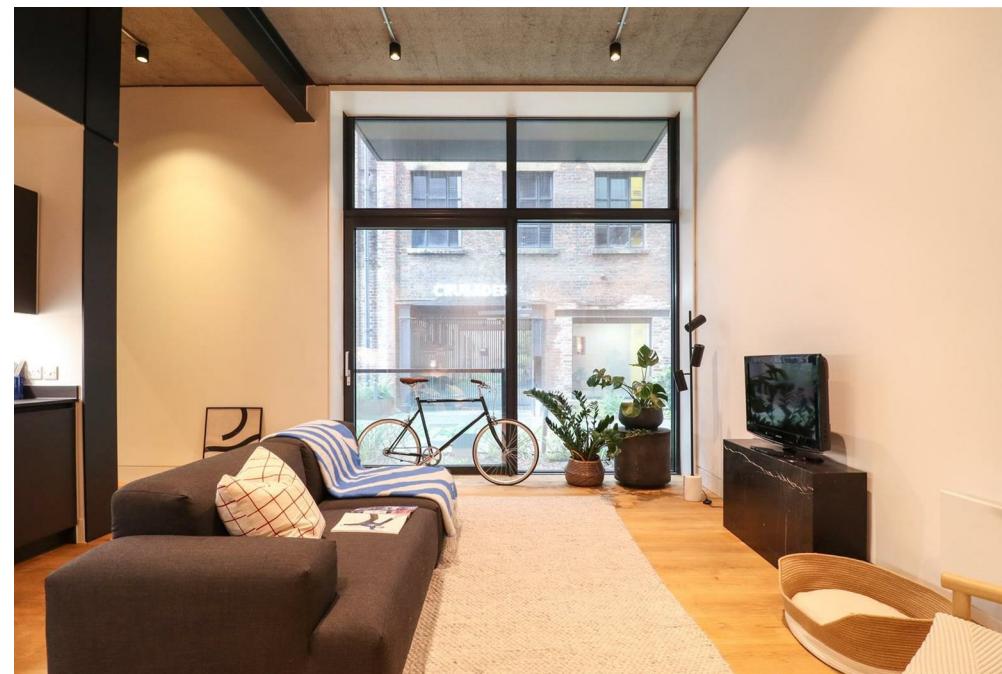
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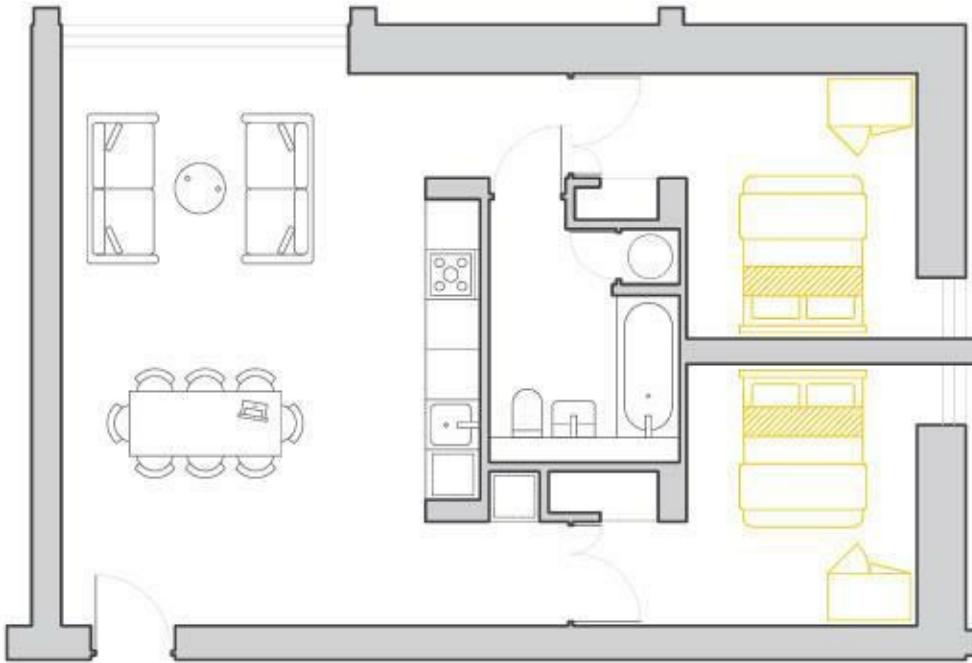
IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not

constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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