



# 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!

## Price £239,950

### 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.

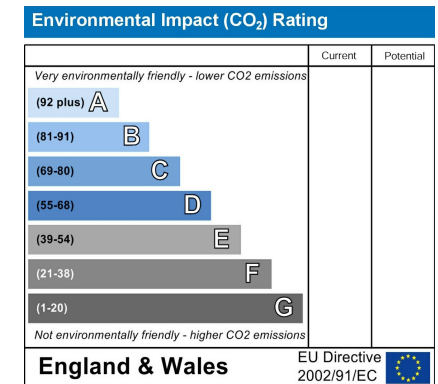
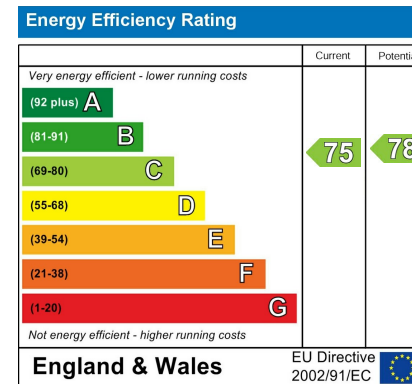
#### Externally

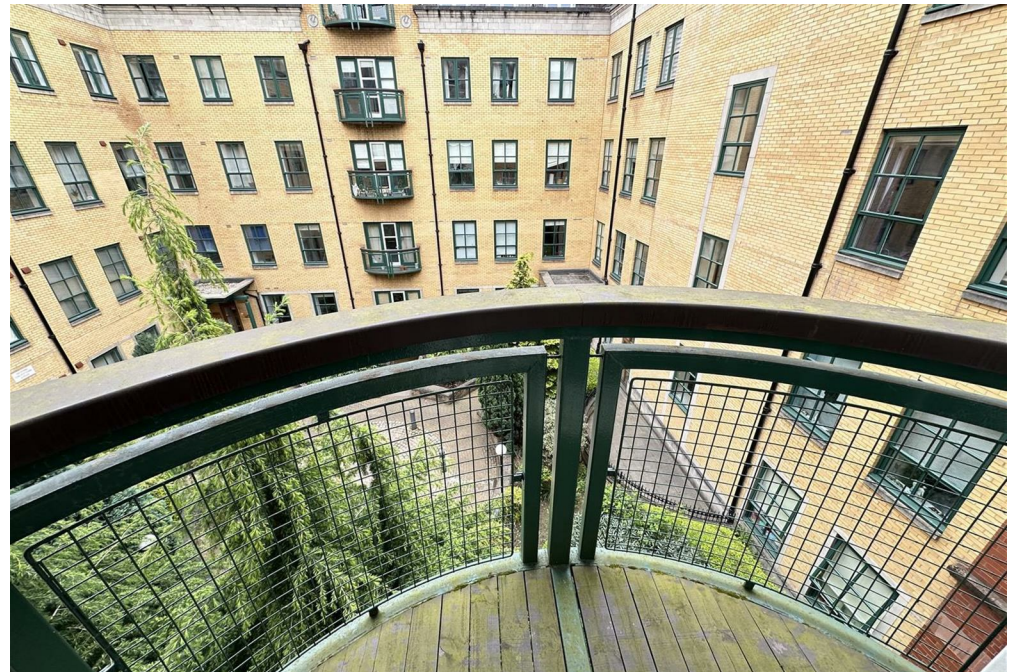
Residents Pool, Steam, Jacuzzi, Gym and Games Room. Underground parking space. Lifts to all floors. Communal garden.

#### Additional Information

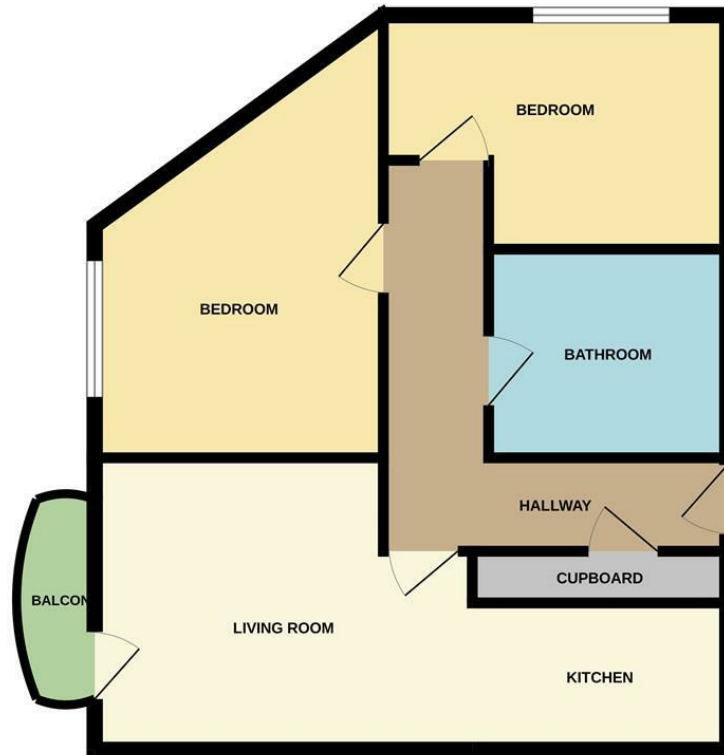
Ground rent - N/A

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





3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2024



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

