



# Apt 207 Phoenix, Chapeltown Street, Manchester, M1 2EY

Stunning, design led one bedroom apartment by Capital & Centric. With an abundance of modern industrial style and benefitting from a private balcony AND residents garden, bike storage and onsite concierge, Phoenix apartments is one NOT to be missed!

Second Floor, open plan aspect, with storage options carefully considered. Laminate flooring throughout with kitchen/ living space complete with top spec integrated appliances, including full size dishwasher and fridge freezer and benefitting from a south facing balcony. Bedroom area with wardrobe & built in shelving. Council Tax Band B. EPC Rating B. No parking.

## Price £190,000

### Viewing arrangements

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

### Entrance Hallway

Laminate flooring. Airing cupboard.

### Living Room/Kitchen

18'0" x 12'4"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob and extractor over. Integrated dishwasher and fridge/freezer. TV and telephone point. Wall mounted heater. Balcony.

### Bedroom

9'9" x 8'11"

Laminate flooring. Wall mounted heater. Fitted unit for storage, and also additional alcove to fit a wardrobe.

### Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer shower over. Spotlights. Fitted mirror. Heated towel rail.

### Externally

Lifts to all floors. Access to communal courtyard which has BBQs and bluetooth speakers. Concierge.

### Additional Information

Ground rent - £301 per annum

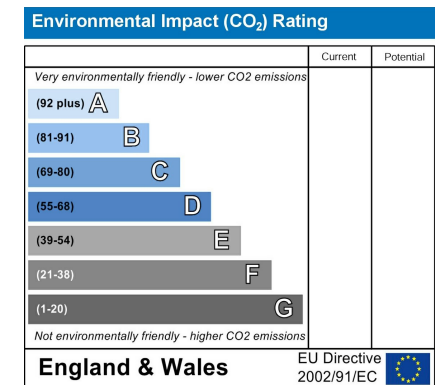
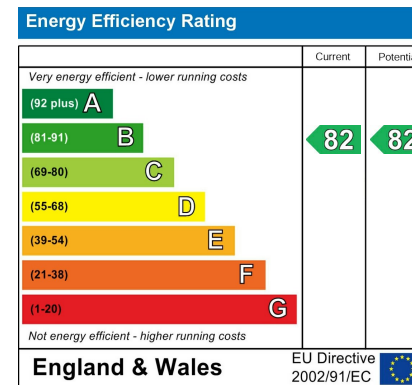
Service charges - £202 PCM

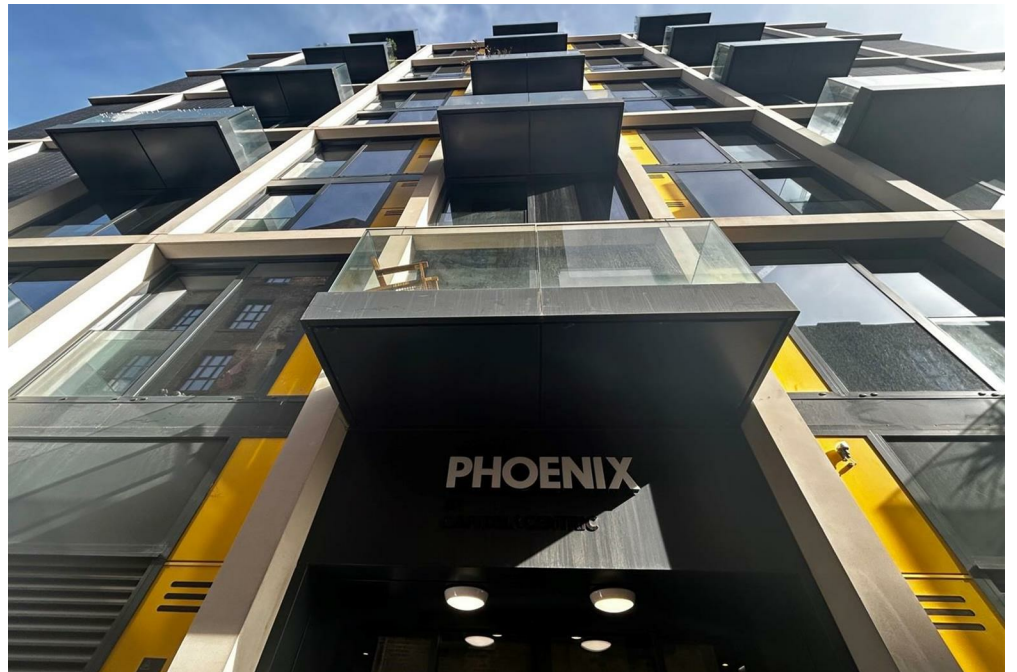
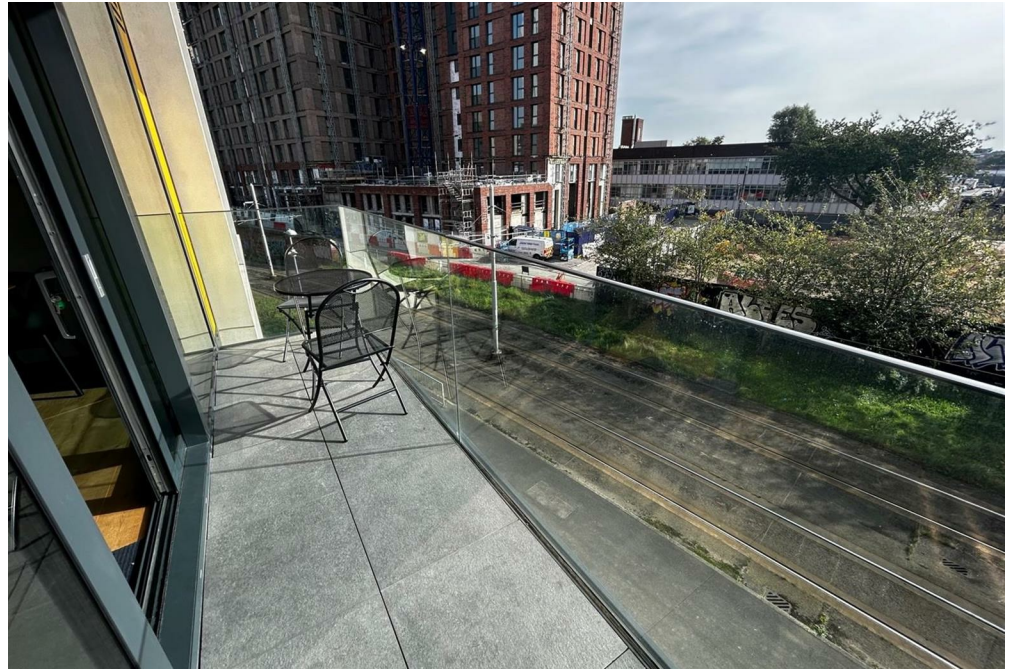
Lease - 250 years from 2015

Managing agents - Zenith

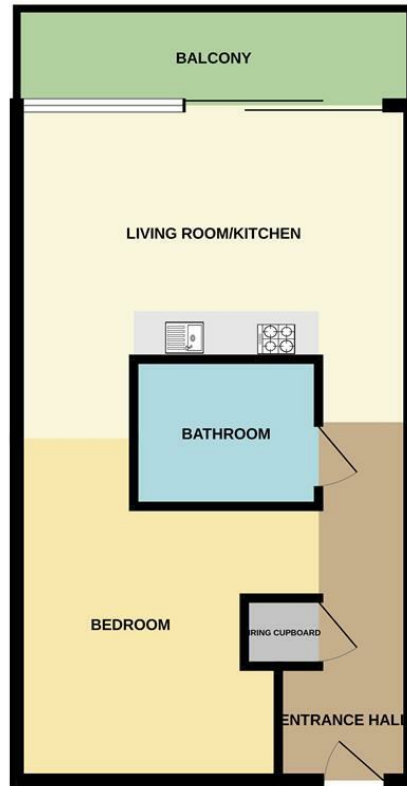
### Agent Note

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2ND FLOOR



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

