



Apt 14 Velvet Court, Granby Row, Manchester, M1 7AB

Jordan Fishwick are pleased to offer for sale this first floor one bedroom apartment located in the heart of the city in Velvet Court. The flat offers easy access to The Gay Village, Oxford Road and Piccadilly Stations, and to Manchester Uni. In need of some modernisation, the apartment briefly comprises of entrance hall, open plan kitchen/living room, bedroom with fitted wardrobes, and a well appointed bathroom. . All residents have access to Granby village leisure facilities such as gym, Jacuzzi, sauna, games room and swimming pool. NO ONGOING CHAIN.

Price £164,950

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Fitted carpet. Ceiling light. Wall heater. Cupboard housing water tank.

Living Room/Kitchen

23'1" x 9'1"

Range of wall and base units with worktops over. Cooker with hob and extractor over. Sink with mixer tap. Free standing fridge/freezer and washing machine. Open with living room. Fitted carpet. Ceiling light. Wall heater.

Bedroom One

10'10" x 9'0"

Fitted carpet. Ceiling light. Fitted wardrobes. Doors through to living room.

Bathroom

Bath with elec shower over. Low level w/c. Sink with mixer tap.

Externally

Lifts to all floors. Access to pool, gym, pool/table tennis and sauna. Communal courtyard.

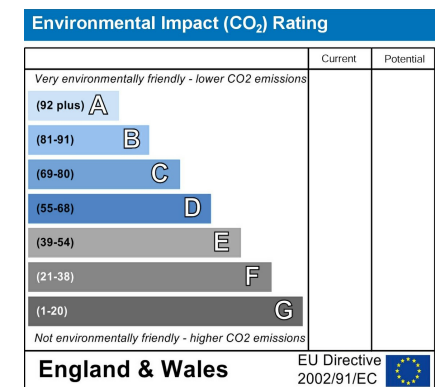
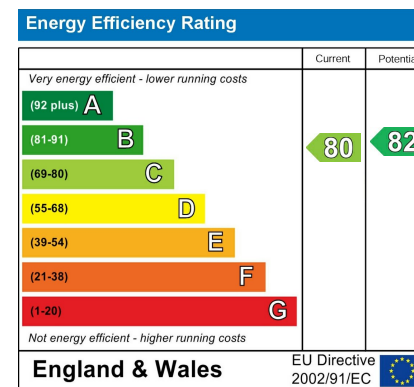
Additional Info

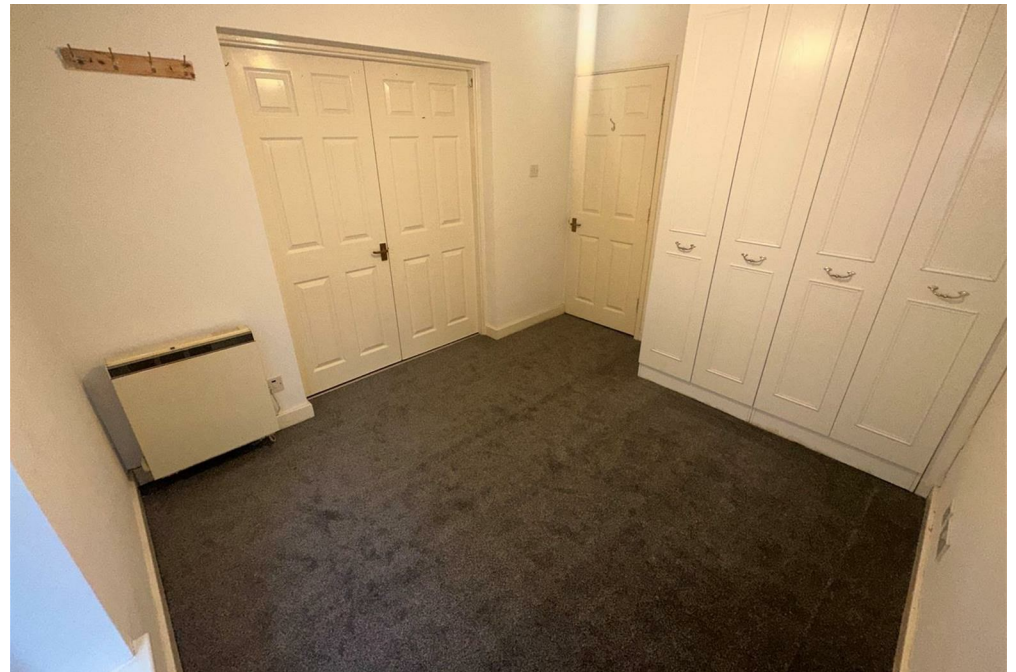
Lease - 125 years from 1 January 1991

Ground rent - Peppercorn (None payable)

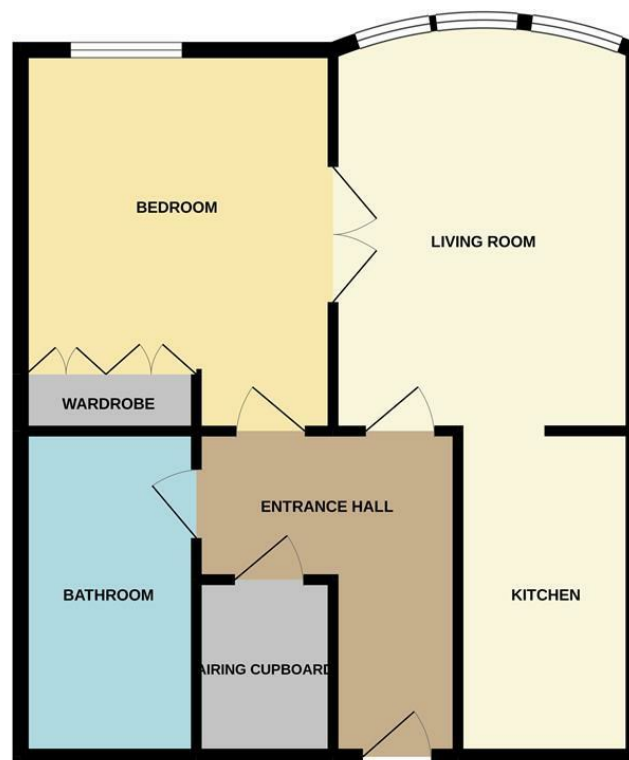
Service charges - £293 per month

Council tax band B





FIRST FLOOR



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