



Apt 32 China House, 14 Harter Street, Manchester, M1 6HP

China House is located just off Princess St which is conveniently positioned between Oxford Rd and the Village.

Located on the third floor this two double bedroom corner apartment has been well maintained and is offered with no onward chain. Entrance hallway, spacious living room with secondary glazed windows, high ceilings and wooden floors. The separate kitchen has been refitted and maximises the space available with oven, hob, microwave, washing machine, fridge and freezer. The main bedroom has a corner aspect with two secondary glazed windows and electric heaters. Bedroom two also has secondary glazing and electric heater. The shower room comes with walk in corner unit, wash hand basin, w.c and bidet. No Parking.

This listed building has a mixture of apartments and with only 40 in total making this an ideal place to call home.

Price £219,950

Viewing arrangements

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

Entrance Hall

Wooden flooring, electric heater. Cupboard housing hot water tank and room for storage as well.

Living Room

15'6" x 13'10"

Two large windows with secondary glazing. Electric heater. Wooden flooring and high ceilings. Open to-

Kitchen

6'7" x 8'5"

Modern fitted kitchen with oven, hob, extractor hood, built in microwave, fridge/freezer and washing machine. Under unit lighting, tiled floor, stainless steel sink unit with mixer taps.

Bedroom One

13'8" x 12'6"

This bright corner room has two large windows with secondary glazing, two electric heaters and a wooden floor.

Bedroom Two

12'0" x 9'11"

Large picture window with secondary glazing, electric heater and a wooden floor.

Shower Room

7'6" x 5'9"

Modern walk in corner shower cubicle, wash hand basin with fitted illuminated mirror, w.c and bidet. Heated towel rail, five spot lights, tiled walls and floor.

Additional Information

Managing Agents Rendell & Rittner

Service Charge £4517.20p pa. £1000 of this goes into the sinking fund.

Lease 999 years from 2000

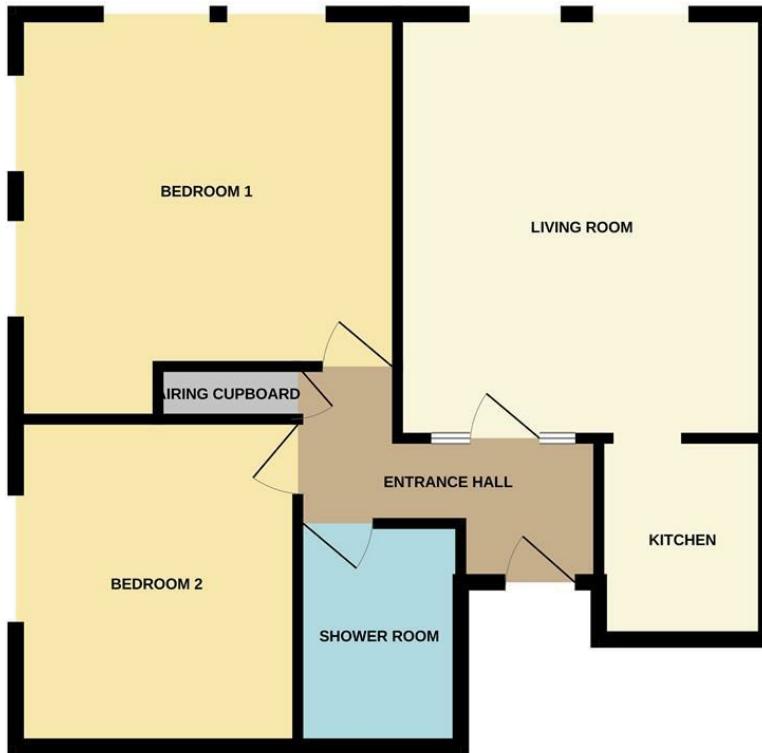
Ground Rent £100 pa

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	



GROUND FLOOR



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