



35  
Chapel Street



# Apt 28 Home 2, 35 Chapeltown Street, Manchester, M1 2NN

Jordan Fishwick are please to have for sale this 2nd floor 2 bedroomed apt, located close to Piccadilly Station. This property benefits from entrance hall with a living / kitchen with access to the balcony.  
Two bedrooms with master en-suite. There is a separate family bathroom with a shower attachment. Allocated parking included. NO CHAIN. EWS1 RATING -A3

## Offers Around £200,000

### Viewing arrangements

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

### The Building

In summary, this apartment is a wonderful opportunity for anyone looking to enjoy city living in a comfortable and stylish environment. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike.  
For those who require parking, this apartment includes space for one vehicle, a valuable asset in the bustling city centre. The location on Chapeltown Street places you within easy reach of local amenities, shops, and public transport links, making it convenient for commuting and exploring all that Manchester has to offer.

We have been advised by the owner that the timber decking to the balconies are due to be replaced as part of the fire risk assessment. Hence EWS-1 A3 Rating.

### Kitchen / Lounge

105'7" x 18'8"

The Lounge has wooden laminate flooring with access to the balcony. The kitchen has wall and base units with complimentary worktops and integrated fridge/freezer, oven/hob, extractor fan, dishwasher and washing machine, electrical power sockets, spot lighting.

### Bedroom One

10'9" x 12'5"

Fitted carpets, electrical heater, power sockets, double glazed window, spot lighting, access to the en-suite.

### En-Suite

5'11" x 3'11"

Part tiled en-suite with walk in shower cubicle, fitted mirror, hand wash basin, W.C.

## Bedroom Two

11'1" x 9'9"

Fitted carpets, electrical power sockets, electrical heater, Double glazed window, spot lighting.

## Bathroom

6'0" x 7'4"

Three piece bathroom suite, shower attachment over the bath, partially tiled, hand wash basin, W.C, fitted mirror.

## Externally

Balcony accessed through the lounge. Allocated parking space.

## Additional Information

Service Charge: £1,777.00

Lease: 150 year from 2004

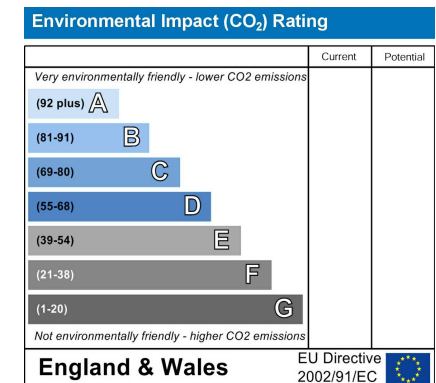
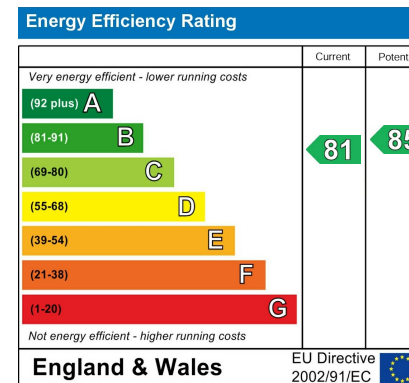
Ground Rent: £415.00

Council Tax Band A

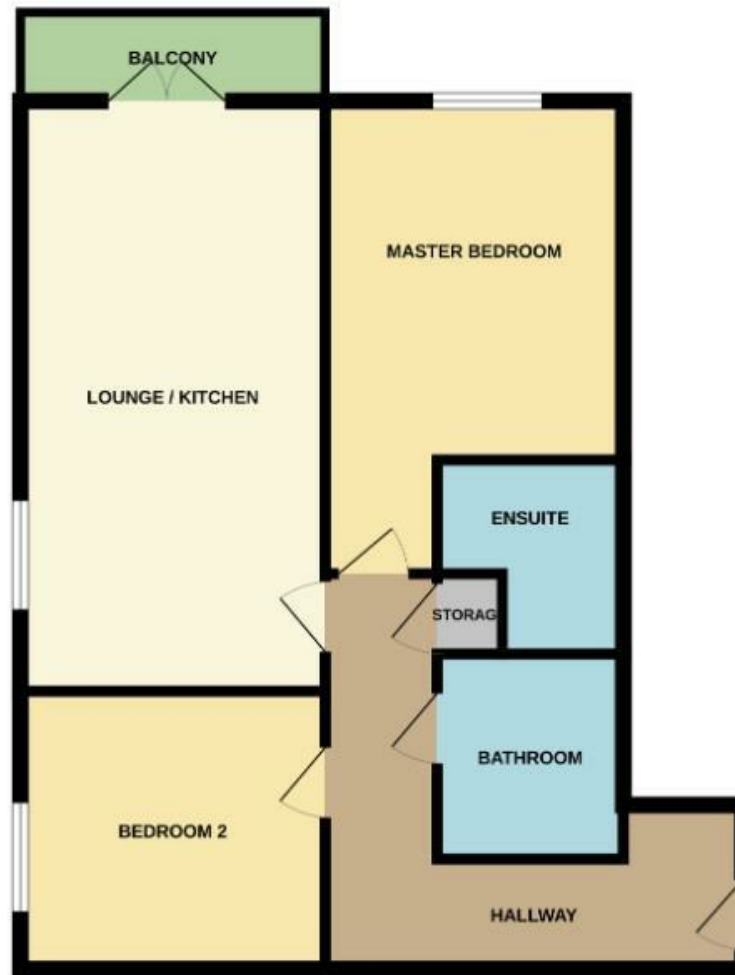
EPC Rating- B

## Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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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)

