



# Apt 61 Porchfield Square, St Johns Gardens, Manchester, M3 4FG

Jordan Fishwick are pleased to offer for sale this beautiful, larger than average FIRST FLOOR one bedroom apartment located in the popular St Johns Gardens area of the city centre. The apartment has been modernised throughout and is ready for the lucky buyer to move straight in to it. The apartment briefly comprises of entrance hall, open plan living room/kitchen with Juliet balcony and bar/storage cupboard, bedroom two windows and a well appointed shower suite. The apartment offers easy access to Deansgate, Spinningfields and the M60. Double glazed throughout. Additional storage room on the ground floor. PARKING FOR TWO CARS, ONE IN FORECOURT AND ONE IN GARAGE, PLUS ADDITIONAL PARKING FOR VISITORS. NO ONWARD CHAIN. OWNER OCCUPIERS ONLY.

## Offers Over £225,000

### **Viewing arrangements**

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

### **Entrance Hall**

Carpet. Ceiling light. Wall mounted radiator. Storage cupboard housing hot water system.

### **Living Room**

16'7" x 13'4"  
Carpet. Bar shelving with cupboard beneath. Juliet balcony.  
Radiator. Ceiling light. Television point.

### **Kitchen**

8'11" x 6'5"  
Range of wall and base units with worktops over. Sink with mixer tap. Cooker with hob extractor over. Integrated microwave and fridge with freezer box, and washing machine. Underfloor heating. Ceiling light. Under cupboard lighting.

### **Bedroom**

16'7" x 10'9"  
Ceiling light. Radiator. Carpet.

### **Shower Room**

Partially tiled shower suite. Sink with mixer tap. Low level W.C. Shower cubicle with mixer shower. Underfloor heating.

### **Externally**

Stairs to all floors. Storage cupboard and garage with additional parking in front.

### **Additional Information**

Service charges - £449.50 per quarter £1798 PA  
Lease - 150 years from 1979

Ground rent - N/A

Council Tax Band - C

Managing agent - Manchester Council

### Agent 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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