



Apt 104 Phoenix, 72 Chaptown Street, Piccadilly East, Manchester, M1 2EY

This gorgeous 1st floor two bedroom apartment is located in Piccadilly East, a short distance between thriving Ancoats and New Islington and Piccadilly Gardens. The hallway opens into the beautiful living room and kitchen with concrete ceilings, exposed Iron beams and decorative pipework, it has the feel of an old converted building yet complete with modern finishes. Floor to ceiling window and slider open to the glass balustrade balcony. Two double bedrooms with the master having en-suite, separate large bathroom with airing cupboard and plumbing for washer. This apartment is within easy reach of local amenities, transport links, and green spaces. Contact us to arrange a viewing! Residents also have access to the concierge and courtyard kitted out with BBQs, fire pits and Wi-Fi at Crusader next door.

Offers Over £300,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Open plan with storage, wooden flooring .

Living/Kitchen

21'3" x 17'0"

Stunning room with features such as concrete ceilings, exposed metalwork and full height window and sliding door. Fully fitted kitchen with appliances, continuous flooring and access to the balcony.

Bedroom One

13'1" x 9'0"

Full height window and slider to juliet balcony. Storage units, electric heater

En-Suite

167 x 120

Walk in shower, wash hand basin with mirrored cabinet, w.c. Part tiled walls and tiled floor. Heated towel rail.

Bedroom Two

13'1" x 9'0"

Full height window and slider to Juliet balcony.. Electric heater

Bathroom

8'11" x 8'2"

Spacious bathroom suite with shower attachment over the bath, , wash hand basin with mirrored cabinet, w.c. Part tiled walls and tiled floor. Heated towel rail. Cupboard housing hot water system and plumbing for washing machine.

Communal Area

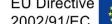
Lifts to all floors. Concierge service and access to the courtyard in Crusader next door (fire pits, WIFI).

Additional Information

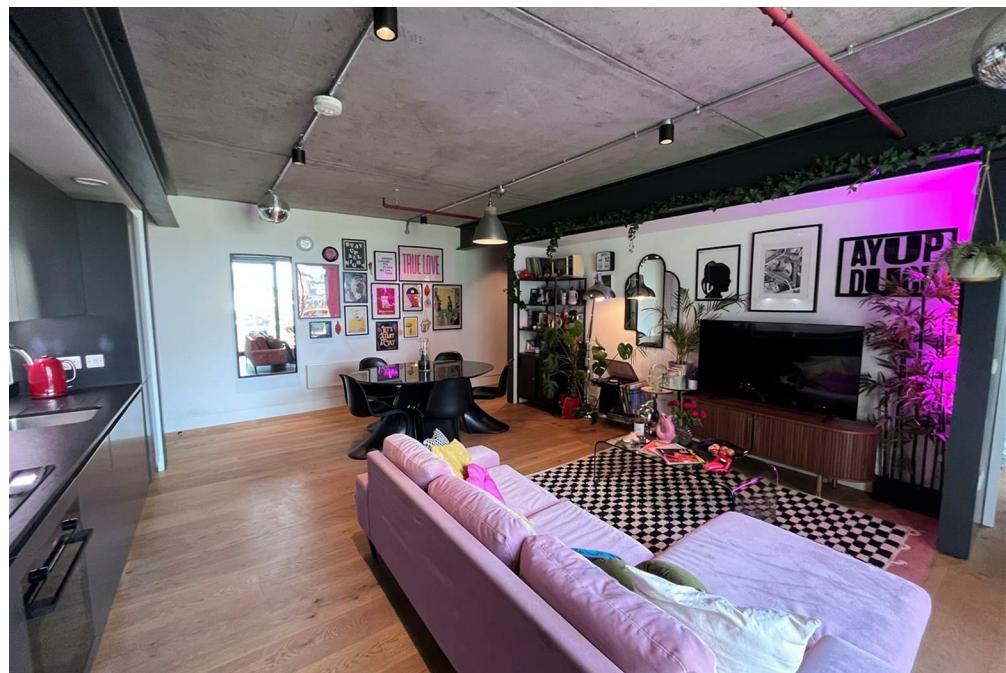
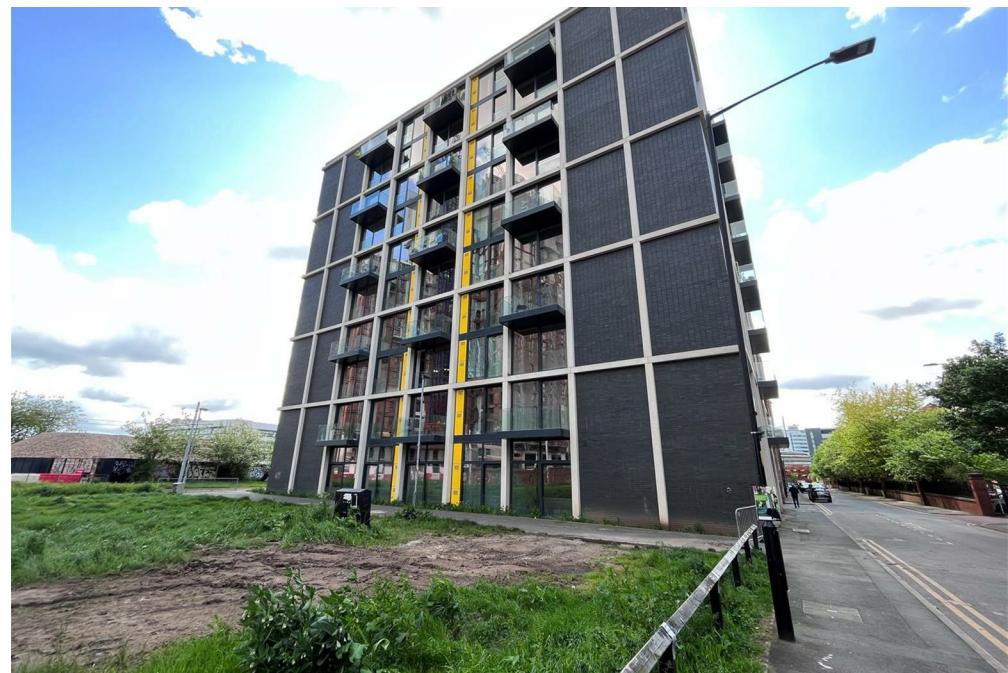
Service Charge £2893 pa

Ground rent - £448 per annum reviewed every 5 years in line with RPI

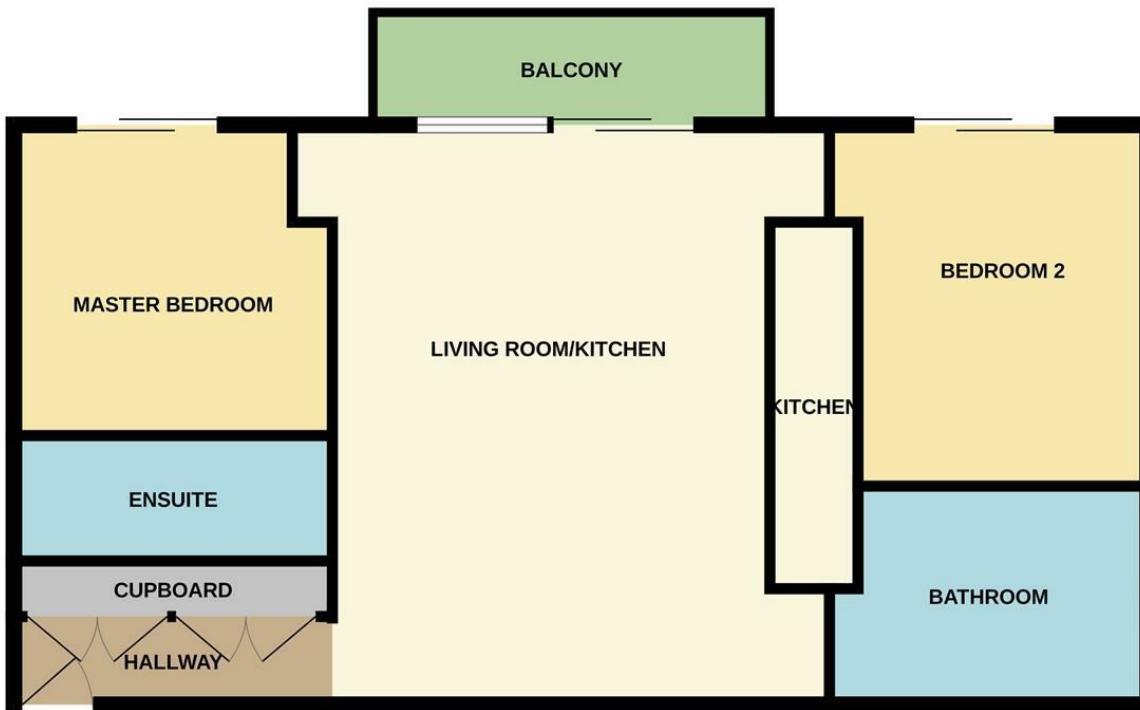
Lease is 250 years from 2015

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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