



Apt 45 Rozel Square, St Johns Gardens, Manchester, M3 4FQ

Jordan Fishwick are pleased to offer for sale this stunning two bedroom first floor apt located in the popular St Johns Gardens area of the city centre. The apartment has been improved and updated and is ready for the next owner to move straight on it. The apartment briefly comprises of entrance hall, open plan living room with Juliet balcony and storage, open to the fitted kitchen, two double bedrooms and a well appointed modernised shower room. The apartment offers easy access to Deansgate, Spinningfields and the M60. Double glazed throughout and gas central heating. Additional storage room on the ground floor. PARKING FOR TWO CARS. plus 2 visitor parking permits. Owner occupiers ONLY.

Price £310,000

Viewing arrangements

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

Entrance Hall

Spacious hallway with two storage cupboards, one can be used as a utility room, radiator and access to-

Living Room

19'10" x 8'1"
Upvc double glazed Juliet balcony doors and window.

Radiator and storage cupboard. Laminate flooring and open to-

Kitchen

9'9" x 7'3"
Upvc double glazed window. Quality wall and base units with one and a half sink unit. Oven, gas hob and extractor. Wall mounted gas central heating boiler, fridge/freezer and a two seater breakfast bar.

Bedroom One

12'3" x 8'10"
Two Upvc double glazed windows and radiator. Built in fitted wardrobes.

Bedroom Two

10'8" x 9'1"
Upvc double glazed window and radiator

Shower Room

7'3" x 5'5"
Superb refurbished shower room with walk in shower, rain and body shower, vanity sink unit and w.c. Part tiled walls and chrome radiator. Fitted heated mirror cabinet.

Garage

20'4" x 8'1"

Up and over garage door with light, power and water supply.

Parking in the garage and outside in front for vehicles is allowed.

Residents visitors parking permits available.

Storage Room

Separate private locked store room

Additional Information

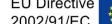
Lease 150 Years from 1979

Ground Rent Peppercorn

Service Charge £2198 pa

Agents Note

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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(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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