



## Phoenix Building, Chapeltown Street, Manchester - Offers Over £290,000

Julie Twist Properties are delighted to present this sixth floor apartment within the stunning Phoenix building. Phoenix is part of Capital & Centrics development, located right in the mix of the Piccadilly East neighborhood. The apartment boasts exposed concrete and steel beams, high ceilings and huge floor to ceiling windows, allowing for plenty of natural light. The apartment comprises an open plan fully fitted kitchen / living area, a modern shower room and two double bedrooms with built in storage space. This apartment also benefits from access to a residents garden in the centre of the development, complete with a fire pit, communal BBQ's and communal Wi-Fi.

Phoenix is in the heart of the City Centre, allowing easy access to Piccadilly Gardens and Market Street and only a 5 minute walk to Piccadilly train station and the Northern Quarter.

- Two Double Bedrooms
- Corner Apartment
- Residents Garden
- Bright & Spacious
- Sixth Floor
- 24/7 Concierge
- Short Walk to Piccadilly
- Pet Friendly Development



**GENERAL**

Rental Yield: 5.59% (based of an estimated rental income of £1350pcm)  
Service Charge: £2461.63 per annum  
Ground Rent: £0 per annum  
Lease: 250 years from 2015  
Square Footage: 765 sqft / 71.1 sq.m  
Council Tax Band: D  
Management Company: Urban Bubble

**LIVING ROOM**

Engineered oak wood flooring, large double glazed, floor to ceiling windows with access to a Juliette balcony, wall mounted heater, ceiling lights and intercom entry system.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, full set of Bosch kitchen appliances including integrated fridge/freezer, integrated dishwasher, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and wall lighting.

**BEDROOM 1**

Double glazed floor to ceiling window, engineered oak wood flooring, storage cupboard, radiator and spotlights.

**BEDROOM 2**

Double glazed floor to ceiling window, engineered oak wood flooring, storage cupboard, radiator and spotlights.

**BATHROOM**

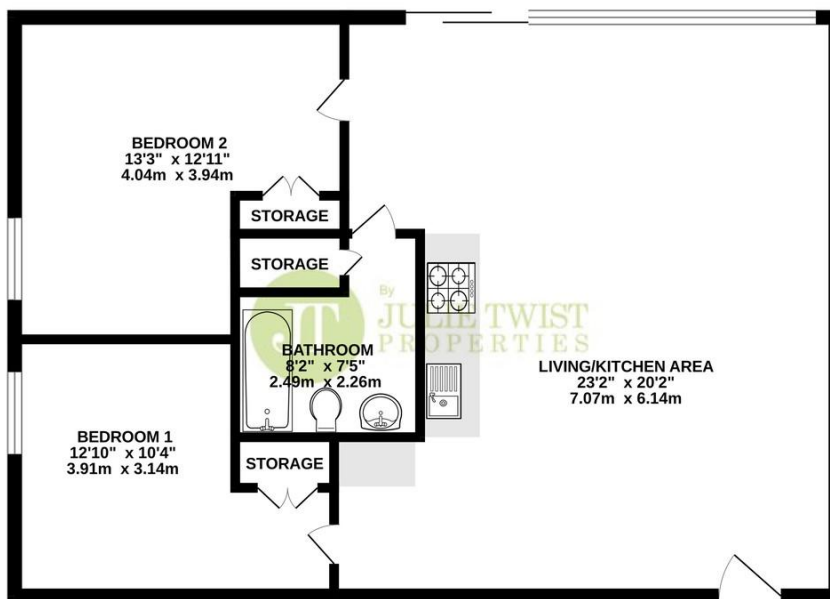
Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled wall and tiled flooring, heated towel rail, anti-fog mirror and hidden mirror storage, extractor, spotlights and access to storage cupboard housing the boiler and with plumbing for a washing machine.

**COMMUNAL GARDENS**

This property benefits from access to a residents garden in the heart of the development, alongside a communal BBQ area and also communal firepits.



6TH FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		