



China House, Manchester

Offers Over £170,000

We are delighted to present this spacious one bedroom apartment within the Grade II Listed Victorian warehouse conversion, China House. Located just off Princess Street, the development is set back in a quiet setting from the hustle and bustle but is still within walking distance of Manchester University, shops, bars and restaurants and plenty of transport links taking you out of and around the city centre. Positioned on the upper ground floor, this property boasts original features throughout with high ceiling, cast iron columns and large windows. The property offers spacious living/dining room with underfloor heating, separate kitchen with integrated appliances, great-sized double bedroom, three-piece bathroom and utility room.

- One Large Double Bedroom
- Open Plan Living & Kitchen
- Upper Ground Floor
- Located in The Centre of Manchester
- Victorian Warehouse Conversion
- Original Features Throughout
- High Ceilings
- Large Windows

DESCRIPTION

We are delighted to present this spacious one bedroom apartment within the Grade II Listed Victorian warehouse conversion, China House. Located just off Princess Street, the development is set back in a quiet setting from the hustle and bustle but is still within walking distance of Manchester University, shops, bars and restaurants and plenty of transport links taking you out of and around the city centre. Positioned on the upper ground floor, this property boasts original features throughout with high ceiling, cast iron columns and large windows. The property offers spacious living/dining room with underfloor heating, separate kitchen with integrated appliances, great-sized double bedroom, three-piece bathroom and utility room.

GENERAL

Rental Yield: 7.4% (£1,100 assumed rent)
Service Charge: £4,393.08
Ground Rent: £100 pa
Lease: 974 Years remaining
Council Tax Band: D, Aprx £2,068.25
Management Company: Rendall & Rittner

HALLWAY

Wooden laminate flooring, ceiling lighting, window to living area and access to utility cupboard.

UTILITY ROOM

Carpeted flooring, ceiling lighting, space and plumbing with washing machine and boiler.

LIVING ROOM

Two windows with secondary glazing, underfloor heating, wooden laminate flooring, phone/tv point, wall lighting, iron column feature and intercom entry phone.

KITCHEN

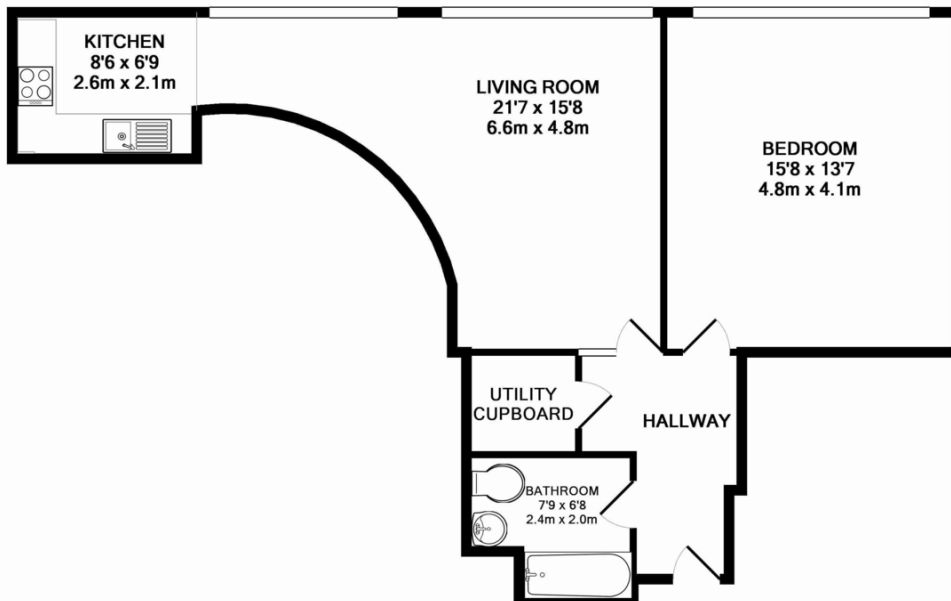
Range of wall and base units, the kitchen offers integrated fridge/freezer, circular bowl with mixer tap, built-in oven, four ring hob with extractor over, integrated dishwasher, tiled splashback, tiled flooring, extractor and ceiling lighting.

BEDROOM

Window with secondary glazing, wall mounted heater, carpeted flooring and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, shaver point, partially tiled walls, tiled flooring, heated towel rail, ceiling lighting and extractor.



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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 were 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.