



## Ashill Walk, St Johns Gardens, Manchester - Asking Price Of £220,000

Julie Twist Properties welcome to the market this second floor apartment within the popular St John's Garden's development. The apartment offers a spacious living/dining area with patio doors opening to the Juliette balcony with private views over the treetops. The kitchen is setback from the living area and is fully fitted with integrated appliances. There is also a generously sized bedroom, a three piece bathroom suite and storage cupboard. In addition there is one garage and separate storage room included with the sale of the property.

Located just off Deansgate, you have easy access to an array of bars, shops, restaurants and transport links. The development offers a quiet and relaxing atmosphere and has the benefit of a long established resident committee and a resident caretaker/gardener.

- Second Floor Position
- One Double Bedroom
- Juliette Balcony
- Private Garage
- Additional Parking Space
- Deansgate Location
- Short Walk to Tramstop
- Bars and Restaurants Nearby



**GENERAL**

Service Charge: £1796 per annum  
Ground Rent: Peppercorn  
Lease: 150 years remaining from 24 June 1979  
Council Tax Band: C  
Management Company: Manchester City Council  
Square Footage: 503 sqft / 46.8 sq.m  
Owner Occupied Only

**HALLWAY**

Laminate flooring, access to storage cupboard housing the boiler, ceiling lights and radiator.

**LIVING AREA**

Double glazed French doors opening onto a Juliette balcony, laminate flooring, radiator, phone/TV point, access to a storage cupboard, intercom entry system and spotlights.

**KITCHEN**

Set back from the living area, the kitchen comprises a range of wall and base units, four ring hob with extractor over, built-in oven, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, stainless steel sink with drainer and mixer tap, tiled flooring and spotlights.

**BEDROOM**

Two double glazed windows, carpeted flooring, radiator and ceiling lighting.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and ceiling lights.

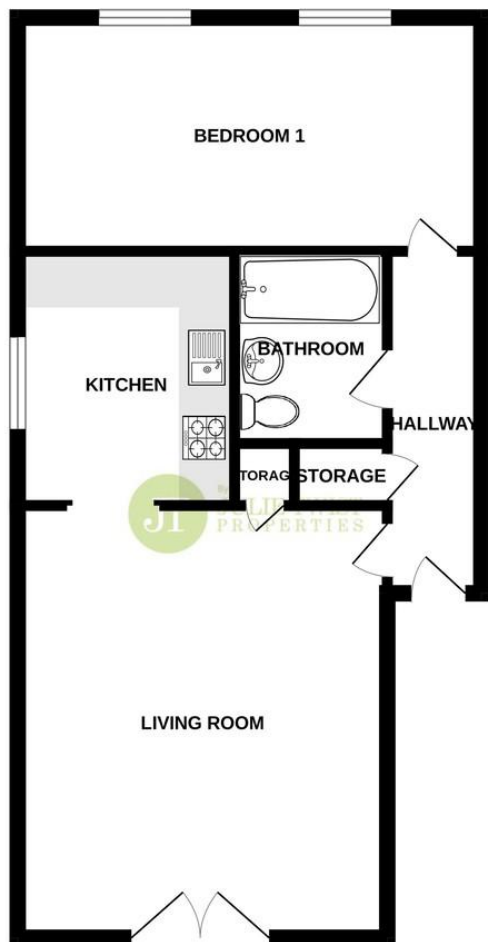
**PARKING**

There is a private garage included in the sale of this property, as well as a parking space outside the garage and visitor permits.

**STORAGE**

There is a separate storage room accessed on the ground level of the development.

470 sq.ft. (43.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.