



Chatsworth House, Lever Street, Manchester - Asking Price Of £170,000

Julie Twist Properties presents this two bedroom apartment, located on the border of two of the city's most sought-after locations, the Northern Quarter and Piccadilly. Set on the fifth floor, this corner apartment enjoys a dual aspect view and large windows offering lots of natural light. The living area is a great size and has enough room for a dining area too. The kitchen is open plan and has plenty of storage. There are two double bedrooms and a three piece family bathroom. The property has two storage cupboards, plus has a secure allocated parking space.

Chatsworth House has the benefit of an on-site caretaker, two lifts plus the added security of codes to access each floor. This development has an array of shops, restaurants, cafes and bars all on your doorstep. Piccadilly Station, Shudehill Bus Station and the Market Street and Piccadilly Gardens Metrolink stop are all within a short walk away making commuting as easy as it can be.

- Cash Buyers Only
- Two Bedrooms
- Spacious Living Area
- Piccadilly Location
- EWS1 in Place
- Minutes to Northern Quarter
- Underground Parking Space
- Second Floor



GENERAL

Rental Yield: 8.5% (based on an expected rental of £1200 (unfurnished) -£1300 (furnished))
 Service Charge: £3,658 pa
 Ground Rent: £150 pa
 Lease: 125 years from 1st May 2001
 Council Tax Band: D
 Square Footage: 680 sq.ft. (63.2sq.m.)
 Management Company: Living City
 There is no onward chain with this property.

HALLWAY

Carpeted flooring, wall mounted heater, storage cupboard, cupboard housing plumbing for the boiler and spotlights

LIVING ROOM

Four double glazed windows, carpeted flooring, wall mounted heaters and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises base units, free standing washing machine, built in oven with four ring hob and extractor over, stainless steel sink with drainer, laminate flooring and spotlights.

BEDROOM 1

Two double glazed windows, carpeted flooring, wall mounted heater and ceiling lights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink, heated towel rail, partially tiled walls, tiled flooring and spotlights.

PARKING

There is one secure allocated parking space included in the sale of the property.



GROUND FLOOR
 680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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.