



Phoenix, Chapeltown Street – Manchester - Offers Over £290,000

Julie Twist Properties are delighted to present this 3rd floor apartment within the stunning Phoenix building. Phoenix is part of Capital & Centric's development, located right in the mix of the Piccadilly East neighbourhood.

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 with access onto private balcony. There two good size double bedrooms, a main bathroom and an ensuite bathroom both with modern finishes. This apartment also benefits from amenities in the development opposite such as a 24-hour concierge and residents' garden complete with a fire pit, communal BBQs, communal Wi-Fi.

- Two Double Bedrooms
- Two bathrooms
- Balcony
- Modern and Bright
- 3rd Floor
- Residents' Garden & Concierge
- Pet Friendly
- 5 Minutes' Walk to Piccadilly

DESCRIPTION

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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. The popular areas of Ancoats and New Islington Marina are also within easy walking distance, offering an array of trendy bars and restaurants and waterside outdoor space.

GENERAL

Rental Yield: 6.2% (based of an estimated rental income of £1500pcm)
Service Charge: £3776 per annum
Ground Rent: £0 per annum
Lease: 250 years commencing on and including 25 November 2015
Square Footage: 809 sqft / 75.2 sq.m
Council Tax Band: D, £2068.25 per annum
Management Company: Zenith Property Management

LIVING ROOM

Engineered oak wood flooring, large double glazed floor to ceiling windows and sliding door onto private 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 and sliding door with Juliette balcony, engineered oak wood flooring, radiator, spotlights and access to ensuite.

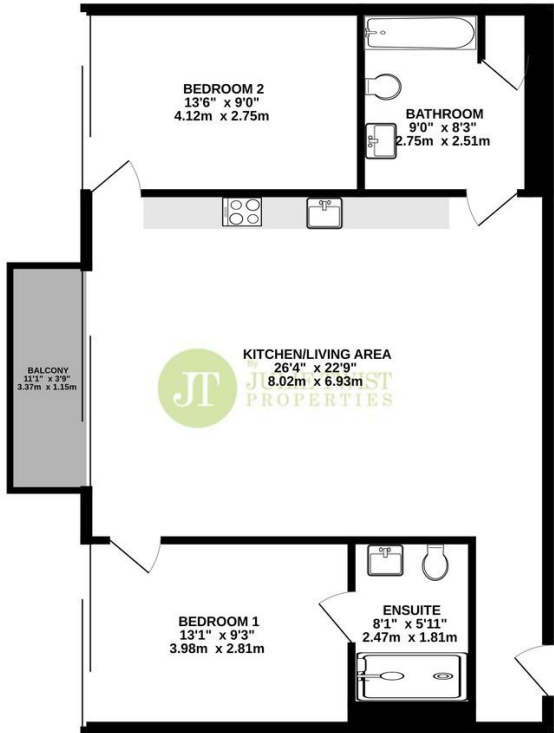
ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, large bathroom cabinet behind mirror, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

BEDROOM 2

Double glazed floor to ceiling window and sliding door with Juliette balcony, engineered oak wood flooring, radiator and spotlights.

THIRD FLOOR
809 sq.ft. (75.2 sq.m.) approx.



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		
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 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.