



Apt 11 City Point 1, 150 Chapel Street, Salford, M3 6AF

EWS1 Rated B1, mortgage and cash buyers invited

Jordan Fishwick are pleased to offer for sale this stunning second floor THREE BEDROOM bedroom duplex apartment is located in the popular City Point development and within walking distance to the bars and restaurants of Deansgate. The apartment is spacious throughout and boasts a large wrap around south facing balcony offering great views of the City Centre. This corner apartment comprises: Entrance hallway with storage cupboards, three double bedrooms, master with en-suite shower room, further modern bathroom. To the upper level: The living room is set on a corner aspect providing plenty of natural light and dining area. Fully fitted kitchen with kitchen island and large wrap around balcony offering great outdoor space. Garage included (with ability to park a further car in front of it).

Price £345,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Ceiling light. Cupboard. Access to ground floor rooms.

Bedroom One

17'3" x 10'9"

Fitted carpet. Wall mounted heater. Ceiling light.

En-suite

Fully tiled modernised suite. Low level W/C. Sink with mixer tap. Shower cubical with mixer shower over.

Bedroom Two

15'5" x 11'4"

Fitted carpet. Wall mounted heater. Ceiling light.

Bedroom Three

15'4" (max) x 10'3"

Fitted carpet. Wall mounted heater. Ceiling light. Fitted wardrobes.

Bathroom

Fully tiled. Sink with mixer tap. Low level W/C. Bath with mixer shower over. Heated towel rail.

Living Room/Kitchen/Diner

30'4" x 25'6"

Range of wall and base units with worktops over. Sink with mixer tap. Cooker with induction hob and extractor over. Free standing American fridge/freezer. Space for washing machine, dishwasher. Laminate flooring. Ceiling lights. Access to balcony. TV and telephone point.

Externally

Wrap around balcony. Lift and stairs to all floors. Garage with up and over door. Ability to park in front of garage (although not an official space).

Additional Information

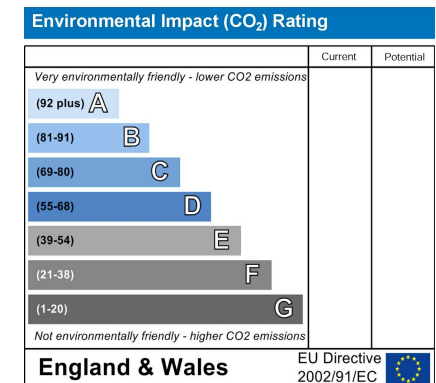
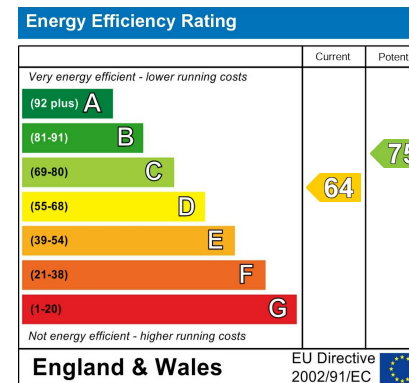
Service charges - £310 per month

Ground rent - None Payable

Lease 150 years from 2001

Council Tax Band - D

Management company - Stevenson Whyte

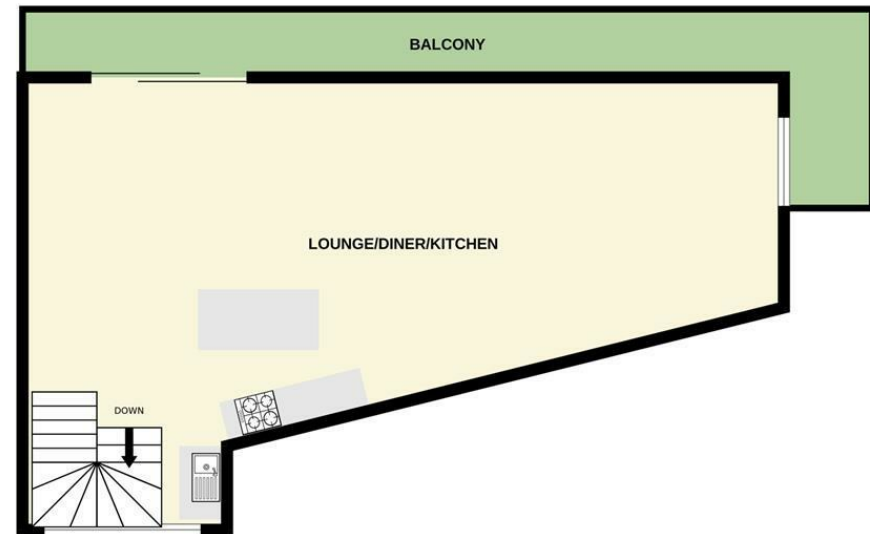




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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