



47 Velvet Court, Granby Row, Granby Village, Manchester, M1 7AB

EWS1 IN PLACE

Jordan Fishwick are pleased to offer for sale this two bedroom fourth floor apartment in Granby Village which is centrally located in the city close to restaurants, bars, shopping and easy access to Piccadilly train station (within 10 minutes walk). Manchester University is also close by. The apartment has an entrance hall, spacious living room open with a nicely presented fitted kitchen incorporating fridge and freezer, oven and hob and an integrated dishwasher and washing machine. There are also two double bedrooms and modernised three piece bathroom suite. Off the master bedroom, you will find an additional room, perfect to be used as walk-in wardrobe or study. All residents have access to Granby village leisure facilities such as gym, Jacuzzi, sauna, games room and swimming pool. The property also benefits from a secure allocated parking space. NO ONWARD CHAIN.

Offers In Excess Of £240,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Fitted carpet. Ceiling light. Storage cupboard housing water tank.

Living Room

13'5" x 12'3"

Fitted carpet. Wall mounted heater. Ceiling light. Access to balcony. TV point.

Kitchen

8'10" x 7'4"

Range of wall and base units with complimentary worktops over. Integrated fridge/freezer, microwave, washing machine and slimline dishwasher. Sink with mixer tap. Cooker. Hob with extractor over. Spotlights.

Bedroom One

14'0" x 9'0"

Fitted carpet. Wall mounted heater. Ceiling light. Fitted wardrobes. Access to walk in wardrobe/study.

Walk in Wardrobe/Study

7'2" x 6'11"

Fitted carpet. Wall mounted heater. Ceiling light.

Bedroom Two

12'4" x 8'10"

Fitted carpet. Wall mounted heater. Ceiling light.

Bathroom

Three piece bathroom suite comprising of: low level W/C,

sink with mixer tap and vanity unit, shower cubical with electric shower. Fully tiled.

Externally

Balcony. Access to the Granby Leisure facilities including pool, gym, sauna, jacuzzi and games room. Lifts to all floors. 24 Hour Building Manager.

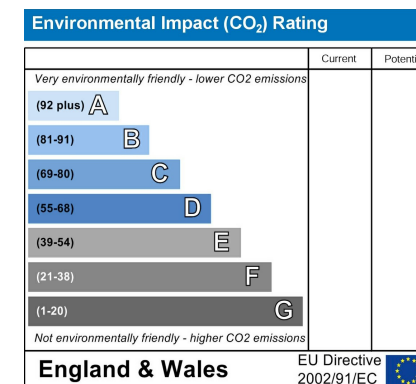
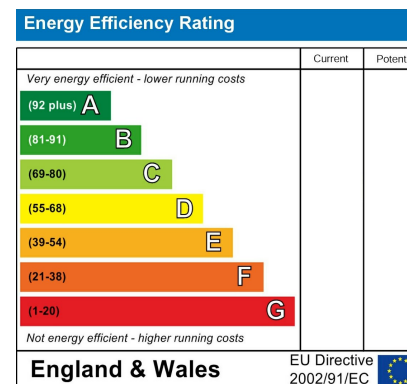
Additional Information

Service charges - £325 pcm including buildings insurance and water rates

Ground rent - Peppercorn (None payable)

Lease - 999 years from 1991

Building is Managed by Scanlans





4TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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