



# Apt 511 The Grand, Aytoun Street, Manchester, M1 3DB

Jordan Fishwick are delighted to bring to the market this 5th floor immaculately presented, two double bedroom apartment with modern kitchen. 'The Grand' is a beautiful grade 2 listed conversion located just across from Piccadilly Gardens and within short walking distance to Piccadilly train station and Oxford road. This spacious city centre pad comprises of excellent size living room to a high specification, with wooden flooring and two double bedrooms with a stylish en-suite off the master and additional shower room off the hallway. No Parking included - but parking can be sourced at an additional cost from various car parks in the close proximity. Tax Band D. EPC Rating D. No onward chain.

\*Cladding works due to start in April 2024, we have been informed that the works are funded via the governments Building Safety Fund/or Developer Pledge. Mortgage buyers may be accepted using the 6 big lenders until the EWS1 is issued, please discuss with your mortgage advisor/the branch\*

## Offers In Excess Of £260,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Wooden flooring. Spotlights. Wall mounted electric heater.

### Living Room

14'5" x 13'8"

Wooden flooring. Spotlights. Wall mounted electric heater.  
TV and telephone points.

### Kitchen

9'7" x 9'0"

### Bedroom One

12'7" x 9'4"

Wooden flooring. Spotlights. Wall mounted electric heater.

### En-suite Bathroom

Low level w/c. Floating sink with mixer tap. Bath with mixer shower over. Heated towel rail. Spotlights.

### Bedroom Two

11'9" x 9'1"

Wooden flooring. Spotlights. Wall mounted electric heater.

### Shower Room

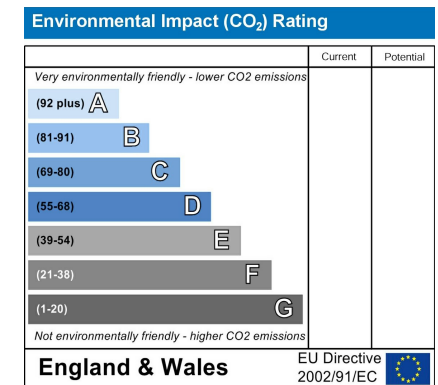
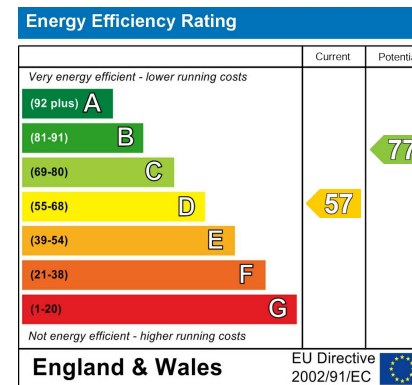
Low level w/c. Floating sink with mixer tap. Shower cubical with mixer shower. Heated towel rail. Spotlights.

### Externally

Lifts to all floors. Stunning atrium. Concierge.

### Additional Information

Management company - Stevenson Whyte  
 Lease - 200 years from 1998  
 Service charges - £239.55 per month  
 Ground rent - Peppercorn





5TH FLOOR  
1035 sq.ft. (96.2 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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