



# Apt 35 Chepstow House, Chepstow Street, Manchester, M1 5JF

Jordan Fishwick are pleased to offer this first floor larger than average two bedroom apartment in the popular Grade 2 listed Chepstow House development. The apartment boasts a large living space with SIX windows and high ceilings throughout of around 3.42m. It briefly comprises of: entrance hallway, lounge/diner, separate kitchen with utility cupboard housing washing machine, two double bedrooms, master with en-suite shower room and a well appointed bathroom suite. There is also a cupboard in the hallway housing the water tank and storage space. Off road parking included. No onward chain. 947 sq ft total size.

## Offers Over £325,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Laminate flooring. Cupboard housing water tank and storage. Access to all rooms. Ceiling light. Wall mounted heater.

### Living Room

17'8" x 17'7"

Fitted carpet. Ceiling light. Wall mounted heaters. Tv and telephone points.

### Kitchen

10'4" x 9'0"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge with freezer box and dishwasher. Cooker with hob and extractor over. Vinyl

flooring. Spotlights. Cupboard housing washing machine and additional storage space

### Bedroom One

15'0" x 8'10"

Fitted carpet. Ceiling light. Wall mounted electric heaters. Access to en-suite.

### En-suite

Fully tiled suite. Low level W.C. Sink with 2 tap holes. Shower cubical with electric shower. Heated towel rail. Spotlights.

### Bedroom Two

11'9" x 8'10"

Fitted carpet. Ceiling light. Wall mounted electric heaters.

## Bathroom

8'11" x 6'9"

Fully tiled suite. Low level W.C. Sink with 2 tap holes. Bath with electric shower over. Heated towel rail. Shaver point. Spotlights.

## Externally

Allocated parking. Lifts to all floors. Secure fob entry.

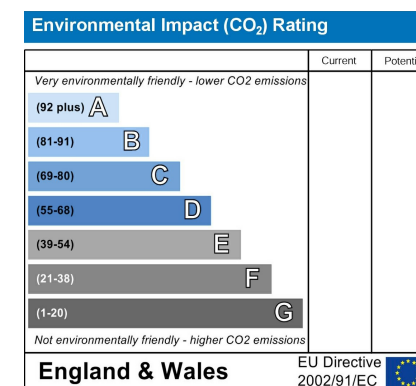
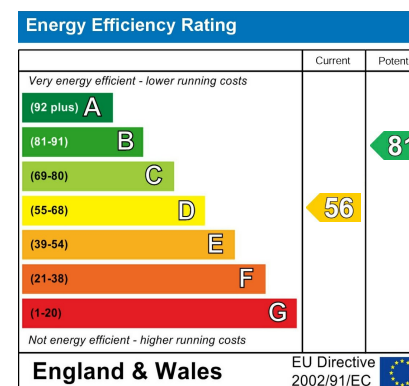
## Additional Information

Service charges - £3783 per annum

Ground rent - Peppercorn

Lease - 999 years from 1990

Managing agents - Chepstow House Management Company





1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

