



Rossetti
PLACE



Apt 802 Rossetti Place, Lower Byrom Street, Manchester, M3 4AN

*FOR SALE BY TRADITIONAL METHOD OF AUCTION * CASH BUYERS ONLY! AUCTION DATE - 21st of May 2025

Two parking spaces included

Welcome to Rossetti Place, a charming apartment located in the heart of Manchester. This top-floor property boasts a spacious layout with open plan reception room/kitchen, 2 large bedrooms, and 2 bathrooms, offering ample space for comfortable living.

One of the highlights of this apartment is the lovely balcony where you can unwind and enjoy the bustling city views. The central location of Rossetti Place ensures that you are just a stone's throw away from all the amenities and attractions that Manchester has to offer.

What sets this property apart is its larger-than-average size, providing you with extra room to personalise and make it your own. Whether you are looking for a cozy urban retreat or a stylish city pad, this apartment offers the perfect blend of comfort and convenience. There is a lift servicing all floors and a concierge service. No onward chain. Don't miss out on the opportunity to own or rent this fantastic apartment in Rossetti Place. Book a viewing today and envision the possibilities of urban living in this delightful abode.

NO SATISFACTORY EWS1 IN PLACE, HOWEVER, DEVELOPER FUNDING IN PLACE

Auction Guide £150,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auctioneers Comments

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall

Wooden effect flooring. Spotlights. Large utility/airing cupboard housing washing machine.

Living Room/Kitchen

23'11" x 15'10"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge and freezer, microwave and dishwasher. Electric blinds. Ceiling light. 2 x Wall mounted electric heaters. TV and telephone point. Intercom system.

Bedroom One

15'2" x 9'4"

Fitted carpet. Electric blinds. Ceiling light. Wall mounted electric heater.

En-suite

Low level w/c. Shower with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point. Spotlights.

Bedroom Two

11'6" x 9'1"

Fitted carpet. Electric blinds. Ceiling light. Wall mounted electric heater.

Bathroom

Low level w/c. Bath with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point. Spotlights.

Externally

Lifts to all floors. Concierge service. Private balcony.
two allocated parking spaces.

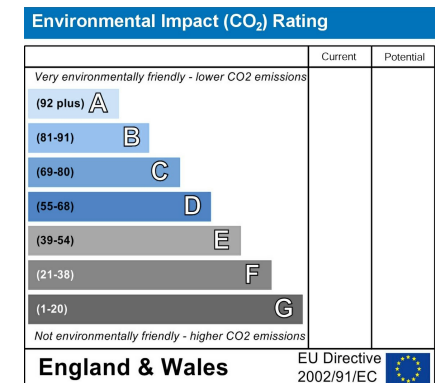
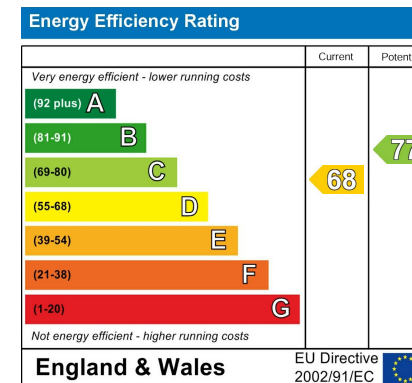
Additional Information

Service charges - £7600 per annum

Ground rent - £250 per annum. Rent review in 2028 then every 10 years

Lease - 150 years (less 3 days) from 31 May 2003

Managing Agent - First Port





8TH 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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