





# Apt 74 Chepstow House, 16-20 Chepstow Street, Manchester, M1 5JF

Jordan Fishwick are pleased to offer for sale this beautifully presented TWO BEDROOM top floor apartment in the Chepstow House conversion in the heart of the city centre. Combining period features with the luxury of modern living! Chepstow House is a stunning Grade II listed conversion, situated in the heart of the City Centre alongside the Bridgewater Canal inlet. A highly sought after development, which offers easy access to both Deansgate and Oxford Road, as well as both Piccadilly and Oxford Road Train Stations.

This stunning and spacious two bedroom apartment has been refurbished to a high standard throughout. The property benefits from a wealth of original features throughout, including high ceilings, large windows with secondary glazing and detailed cornicing. Briefly comprising of an entrance hallway, spacious living room and dining area with high ceilings and sash windows, separate modern kitchen with, principal bedroom with modernised en-suite, second double bedroom and a main bathroom off the hallway.

Benefitting from a peaceful and picturesque location alongside the Bridgewater canal inlet, the property comes complete with allocated car parking. NO ONWARD CHAIN.

## Price £349,950

### Viewing arrangements

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

#### Entrance Hall

Wooden flooring. Ceiling light. Storage cupboard housing water tank. Access to all rooms.

#### Living Room/Diner

20'4" x 17'10"

Raised living room with wooden flooring. Space for dining table. Tv and telephone point. Radiator.

#### Kitchen

11'3" x 8'10"

Modernised kitchen with wall and base units with complimentary granite work tops over. Integrated dishwasher and washing machine, double oven, induction hob with extractor over. Sink with mixer tap. Spotlights. Wooden flooring.

#### Bedroom One

15'6" x 8'9"

Fitted carpet. Windows. Radiator. Access to en-suite.

#### En-suite

8'2" x 5'10"

Modernised en-suite with stunning floor and wall tiles. Shower cubical with rainhead shower. Sink with mixer tap on stone worktop. Low level w.c. Heated towel rail. Spotlights.

#### Bedroom Two

12'0" x 6'6", 219'9"

Wooden flooring. Window. Radiator. Fitted wardrobe.

## Shower Room

7'8" x 6'10"

Modernised en-suite with stunning floor and wall tiles. Shower cubical with rainhead shower. Sink with mixer tap over vanity unit. Low level w.c. Heated towel rail. Spotlights.

## Externally

Secure parking included. Lifts to all floors.

## Additional Information

Lease - 999 years from 1990

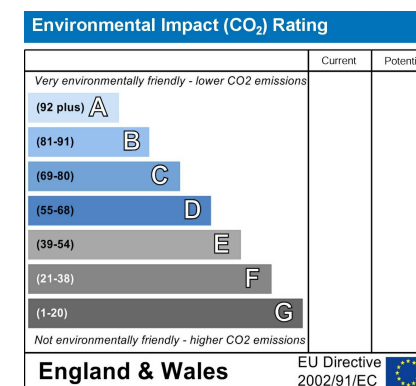
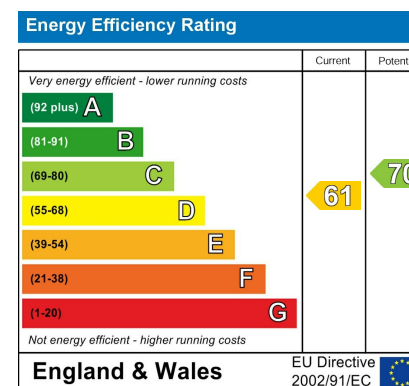
Ground rent - N/A

Service charges - £270 per month (including water bill)

Council Tax Band - E

## agents notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







## TOP FLOOR



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