





# Apt 12 Chepstow House, Chepstow Street, Manchester, M1 5JF

Jordan Fishwick are pleased to have for sale this Elegant 2-Bedroom Apartment, found on the first floor, tucked within the iconic Chepstow House a stunning former textile warehouse in the heart of Manchester. This beautifully appointed apartment blends character, craftsmanship with contemporary design. Laid throughout the hallway, kitchen, and living space, hand-finished Norwegian oak flooring adds warmth and understated luxury. The bespoke kitchen features solid Iroko wood worktops, slate wall tiles, and premium Siemens integrated appliances - a timeless, functional finish. The apartment's two bathrooms have been refurbished within the last few years, to offer hotel-standard luxury. Fully tiled and featuring RAK ceramic toilet and bidet sets, with Grohe fittings throughout, and two rain showers. Aluminium-framed secondary glazing recently installed, featuring heat-reflective glass, which ensures excellent insulation - warm in winter, cool in summer, with reduced noise for city centre peace.

## Offers Over £400,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Quiet, spacious, and energy-efficient - a rare find in central Manchester. Overlooking the canal, this first-floor apartment is ideal for professionals, first-time buyers, or those seeking flexible WFH space. LED lighting throughout, striking a balance between low energy use and a modern ambience. Ample storage and high-spec finishes complete the property's practicality.

Location Chepstow House sits just off Oxford Road, walking distance to: St Peter's Square Metrolink Manchester University, MMU, and Central Library Theatres, restaurants, and independent coffee shops Perfect for professionals, academics, or anyone looking to enjoy Manchester's vibrant city life — without compromising on peace, space, or style.

### Hallway

Spot lighting creates a welcoming entrance. Spacious hallway, laid with Norwegian oak flooring, offering access to all rooms and a large built-in storage cupboard.

### Lounge / Kitchen

34'10" x 22'2"

An expansive open-plan space with bespoke kitchen, Iroko worktops, Siemens appliances, slate splashbacks, and herringbone flooring. Double-glazed windows and carefully crafted lighting options create a seamless transition from day to night.

### Master Bedroom

23'5" x 8'9"

A spacious retreat spot, with lighting and neutral tones, complements the calm, private feel with fitted carpets, secondary-glazed window, electric heater, and access to the en-suite.

### En-Suite

8'9" x 6'0"

Hotel-quality: Fully tiled with RAK ceramics, rain shower, basin, WC, bidet, heated towel rail, mirrored storage.

## Bedroom Two

15'7" x 9'2"

A bright and spacious second double bedroom with fitted carpet, electric heating, and secondary-glazed window - perfect for guests, a flatmate, or a home office.

## Shower room

6'4" x 8'9"

Luxurious, modern and fully tiled with rain shower, basin, WC, heated towel rail, and fitted mirrored cabinets.

## Externally

Chepstow House blends character craftsmanship with contemporary design. The mill conversion is by the canal, just minutes from the best of Manchester. A peaceful yet connected lifestyle for those who want to work, relax, and explore the city. Allocated Gated Parking Space Included.

## Additional Information

Service Charge- £3,896.00

Ground Rent- £00.00

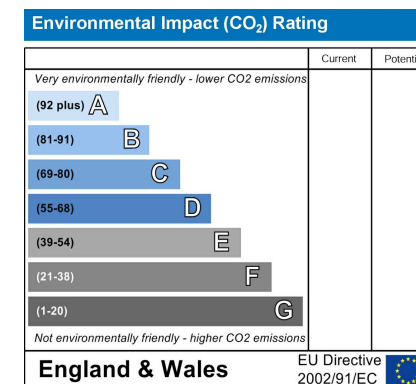
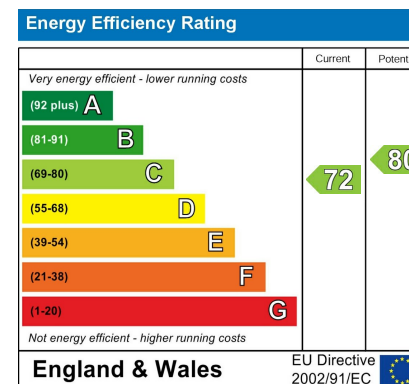
Council Tax- E

EPC Rating- C

Lease-999 years from 1990

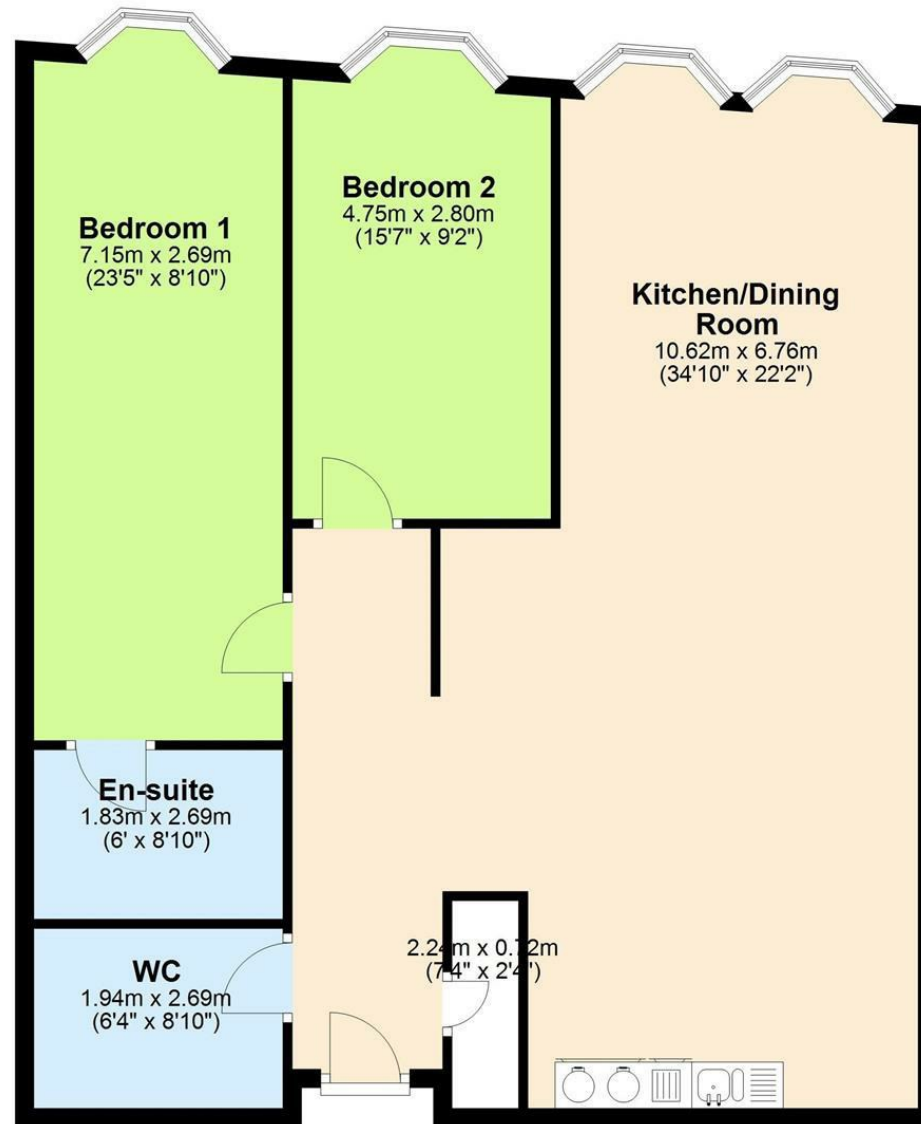
## Agents notes

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