



Lawrence Copeland
Specialising in Town and City Centre Living

FOR SALE

Apartment 136 City Point 2, 156 Chapel Street M3 6ET

Price £145,000 *furniture, furnishings & free standing appliances available by separate negotiation



 1  1  1  No  No

- ✓ Landmark development by Bellway Homes, ideal for first time buyer or property investor
- ✓ Purpose built, 4th floor apartment approximately 468 sq ft
- ✓ Electric heating system, aluminium double glazing, intercom entry bell system, communal lift
- ✓ Feature Lounge/Dining Room/Kitchen with patio doors to Juliet Balcony
- ✓ One Double Bedroom
- ✓ Bathroom/WC combined with over-bath shower
- ✓ Located within a quarter of a mile of Deansgate, Spinningfields and Victoria Station

📞 0161 834 1010

✉ reception@lawrencecopeland.com



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Mortgage buyers welcome – all cladding works to be covered under the Building Safety Fund certified by government with no further liability to be incurred by the incoming leaseholder. Overlooking Trinity Way in landmark development, City Point 2 by Bellway Homes, this purpose built, 4th floor apartment is approximately 468 sq ft with electric heating system, aluminium double glazing, intercom entry bell system and communal lift.

Comprehensive shopping facilities can be found in Manchester City Centre together with a wide selection of Restaurants, Wine Bars, Concert Halls, Cinemas and Theatres. Regular tram services operate around the City Centre and the M602 motorway network provides commuter links throughout the North West and also to the Trafford Centre.

ACCOMMODATION

Ground Floor - Communal Entrance Hall with intercom entry bell system, staircase and lift to all floors, **Communal Fourth floor landing; Apartment:**

Hall with front door, Utility Cupboard with plumbing facilities and hot water cylinder.

Feature Lounge/Dining Room/Kitchen (side) measuring 19'8 (6.0m) x 10'8 (3.25m) with aluminium double glazed patio doors to Juliet Balcony and opening to Kitchen Area with attractive fitted units with cream high gloss doors and wood block effect worktops incorporating a range of base cupboards, stainless steel extractor hood, electric hob with electric under oven, circular stainless steel single drainer sink unit and recess for fridge/freezer.

One Double Bedroom (side) measuring 16'1 (4.90m) x 9'10 (3.0m) with aluminium double glazed window.

Bathroom/WC combined (mid) with attractive white suite with chrome fittings comprising low level WC, wash hand basin, bath with glazed shower screen and over bath shower, vanity plinth, part tiled walls, heated towel rail.



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Directions

Travelling along A6 (Chapel Street) in the direction of Manchester City Centre, on coming to the traffic light junction with Trinity Way, turn left into Trinity Way where City Point 2 can be found immediately on the right hand side. The access to this apartment is from Trinity Way via the communal entrance of Block B.

Local Authority is Salford City Council

Council Tax Band: A

To View please telephone our office for an appointment

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 2003. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Note

The condition of the system and/or appliances is not known

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included in the sale of the property.

K1623/E1023



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ENERGY PERFORMANCE CERTIFICATE

| | |
|--|---|
| Flat 136 City Point 156, Chapel Street SALFORD M3 6ET | Energy rating B |
| Valid until 13 August 2029 | Certificate number 8471-7128-6620-0664-4996 |

| | |
|------------------|------------------|
| Property type | Mid-floor flat |
| Total floor area | 46 square metres |

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.



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