

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

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























- ✓ Landmark development by Bellway Homes, ideal for first time buyer or property investor
- ✓ Purpose built, 4<sup>th</sup> 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













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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, 4<sup>th</sup> 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.

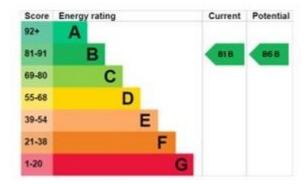
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## Apartment 136 City Point 2, 156 Chapel Street, Manchester M3 6ET

## **ENERGY PERFORMANCE CERTIFICATE**

## Flat 136 City Point 156, Chapel Street M3 GET 13 August 2029 8471-7128-6620-0664-4996 Property type Mid-floor flat 46 square metres Total floor area



### **FLOOR PLAN**

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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