



Lawrence Copeland
town & city centre



FOR SALE

Apartment 108 Asia House, 82 Princess Street, Manchester M1 6BD

PRICE: Offers in Excess of £239,950

EWS1 Certified. Centrally located in conservation area within 400m of Piccadilly Station and close to Manchester University, an attractive 1st floor apartment in Grade 2 listed development/conversion. Asia House was built in the late 1800s with feature Victorian architecture and in early 2000, Persimmon Homes carried out a comprehensive scheme of refurbishment and conversion into luxury apartments. This particular apartment is approx. 710 sq. ft. (66 m²) and has an electric heating system, secondary glazing, intercom entry and the development has communal lifts, a central communal feature atrium and there is a secure designated parking space with this particular apartment. The property is likely to appeal to owner occupier or property investor with a rental potential of approx. £1,100 to £1,200 pcm.

ACCOMMODATION

Ground Floor: Grand Communal Reception Entrance Hall leading to central communal atrium, communal lifts and staircase to all floors.

Communal 1st Floor Landing. APARTMENT: -

L shaped Entrance Hall with front door, oak finish strip flooring, electric heater.

Lounge/Dining Room (rear) measuring 14 ft 7 x 12 ft 1 (4.45m x 3.68m) with tall window with secondary glazing, oak finish strip flooring, two electric heaters, two wall light points, opening to Kitchen Area, door to Utility cupboard with plumbing facilities and hot water cylinder.

Fitted Kitchen Area (mid) measuring 8 ft 9 x 7 ft 2 (2.67m x 2.18m) with fitted units with beech finish doors, granite worktops with stainless steel finish trim incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with electric under oven, circular single drainer sink unit, fridge/freezer, dishwasher, stainless steel splashback, low voltage spot lighting, breakfast bar divider.

Bedroom One (rear) measuring 14 ft 10 x 8 ft 4 (4.52m x 2.54m) with tall window with secondary glazing, electric heater, built in cherry wood finish wardrobes, bedside drawers and chest of drawers, door to Ensuite Shower Room/WC combined.

Ensuite Shower Room/WC combined (mid) with white suite with chrome fittings comprising low level WC, wall basin, glazed double shower cubicle with shower, mirror, chrome ladder radiator, ceramic tiled floor, low voltage spot lighting.

Bedroom Two (rear) measuring 9 ft 9 x 7 ft 4 (2.97m x 2.24m) with tall window with secondary glazing, built in cherry wood finish wardrobe, electric heater.

Master Bathroom/WC combined (mid) with white suite with chrome fittings comprising low level WC, wall basin, shaped bath with glazed shower screen and overbath shower, mirror, chrome ladder radiator, feature pillar, ceramic tiled floor and part tiled walls.

Outside, there is a secure basement car park with designated parking space.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1998. 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.

Local Authority is Manchester City Council
Council Tax Band: D

Directions

Travelling along Deansgate in the direction of North Manchester, turn right onto Whitworth Street West, proceed for approx. a quarter of a mile to the next set of traffic lights, proceed across onto a further continuation of Whitworth Street West, and at the traffic light junction with the Palace Theatre, proceed across into Whitworth Street and then right into Princess Street where Asia House can be found on the right hand side.

To View please telephone our office for an appointment.

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

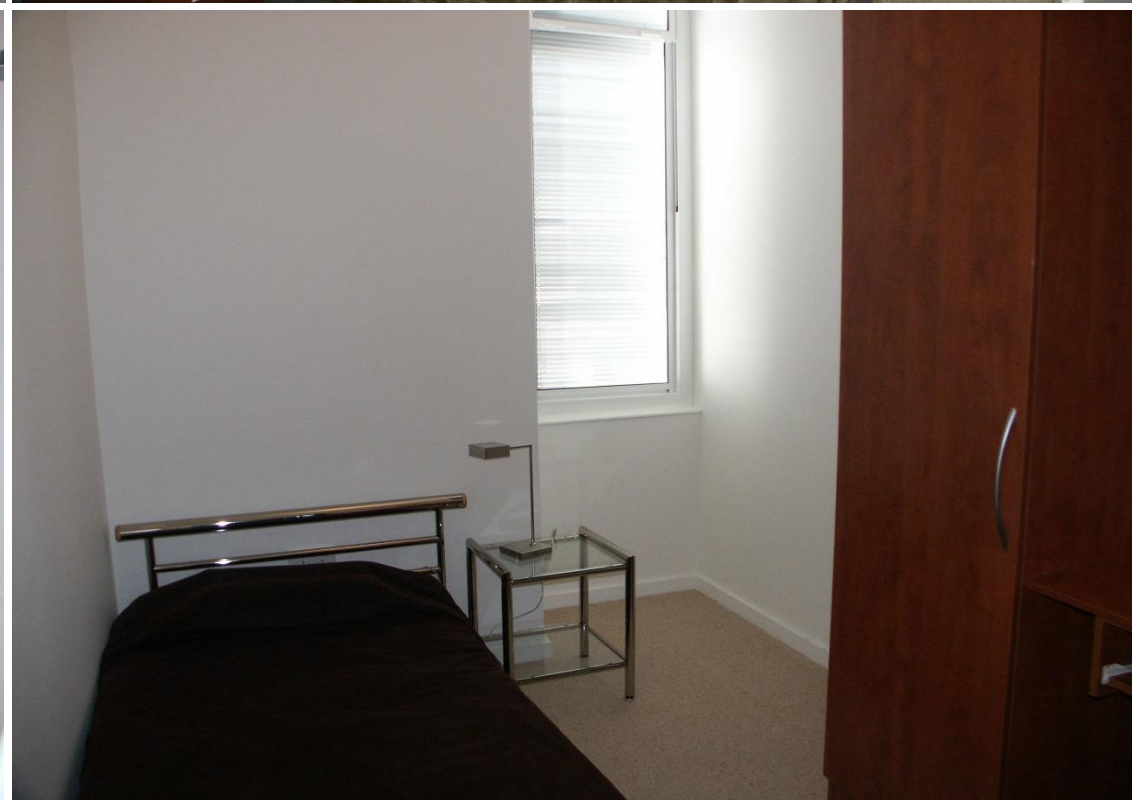
Fixtures and Fittings

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 for sale with the property.

B0124/K1123



ENERGY PERFORMANCE CERTIFICATE

FLOOR PLAN

108 Asia House 82 Princess Street MANCHESTER M1 6BD	Energy rating D
Valid until 9 June 2032	Certificate number 0255-0202-6102-4606-3314

Property type: Mid-floor flat
 Total floor area: 66 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 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.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

Visit www.lawrencecopeland.com to view our latest properties