

Lawrence Copeland
town & city centre



FOR SALE

Apartment 165 City Point 2, 156 Chapel Street, Manchester M3 6EU

PRICE: £140,000 NO CHAIN

Mortgage buyers welcome, all cladding works to be covered by the Building Safety Fund, with no further liability to be incurred by any incoming leaseholder. Excellent opportunity for owner occupier, first time buyer or property investor with a rental potential of approx. £1,000 pcm. Great location overlooking Trinity Way in prominent landmark development City Point 2, by Bellway Homes, within a quarter of a mile of Deansgate, Spinningfields and Victoria Station. A brightly appointed, purpose built, 5th floor apartment of approximately 468 sq ft with one double bedroom, electric heating system, aluminium double glazing, intercom entry, communal lift.

ACCOMMODATION

Ground Floor: Communal Entrance Hall with intercom entry bell system, staircase and communal lift to all floors.

Communal 5th Floor Landing: Apartment

Reception Entrance Hall with front door, utility cupboard with plumbing facilities.

Attractive Lounge/Dining Room/Kitchen (side) measuring 19 ft 8 x 10 ft 8 (5.99m x 3.25m) with aluminium double glazed patio doors to Juliet Balcony, divider unit to Kitchen Area with fitted units with cream high gloss doors and wood block effect worktops incorporating a range of base cupboards, stainless steel extractor hood, electric hob, electric under oven, circular stainless steel sink unit, recess for fridge/freezer.

One Double Bedroom (side), an excellent size, measuring 16 ft 1 x 9 ft 10 (4.90m x 3.00m) 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, heated towel rail, part tiled walls.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 150 years from 01/01/2002 (127 years remaining). 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 Salford City Council
Council Tax Band: A

Directions

Travelling along Chapel Street (A6) in the direction of Manchester City Centre, on coming to the traffic light junction at 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 communal entrance block B.

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.

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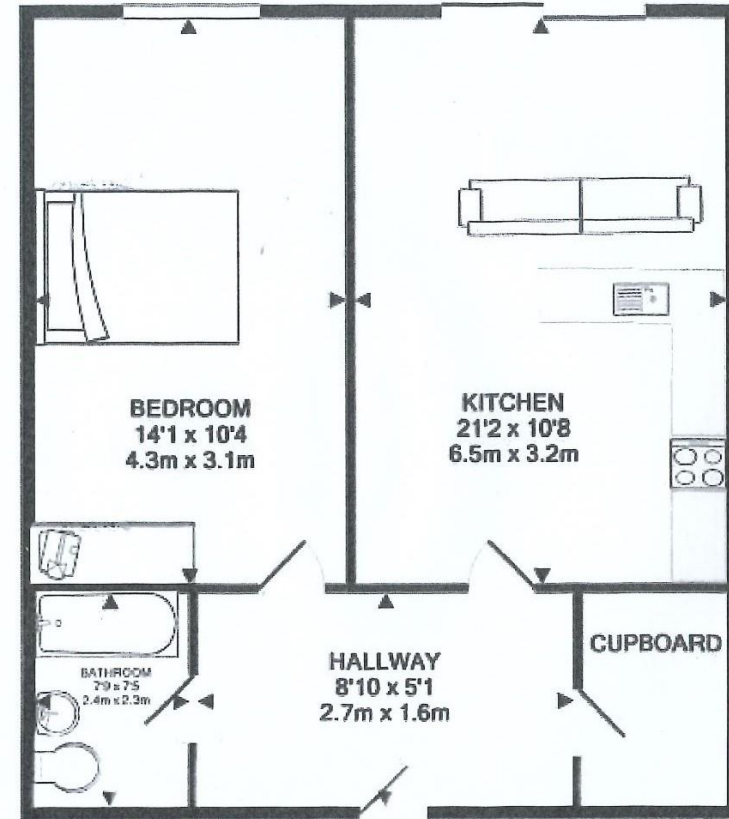
ENERGY PERFORMANCE CERTIFICATE

Apartment 165 City Point 156, Chapel Street SALFORD M3 6EU		Energy rating B
Valid until 22 January 2029	Certificate number 89037325-6629-1026-1913	

Property type: Mid-floor flat
Total floor area: 45 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		

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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