



Lawrence Copeland
town & city centre



FOR SALE

Apartment 21 Home, 37 Chapeltown Street, Manchester M1 2AT

PRICE: **£250,000** *furniture & furnishings available by separate negotiation

EWS1 Certified, A3 rating. Located in the popular Home development, a superbly refurbished and beautifully presented, high specification, 3rd floor apartment of approximately 699 sq. ft. with feature double glazing, electric heating system and the building has a communal lift. Home is a secure gated development and is located adjacent to Piccadilly Village and within 300m of Piccadilly Station. Likely to appeal to owner occupier or property investor with a rental potential of approximately £1,300 pcm.

ACCOMMODATION

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

Communal 3rd Floor landing: Apartment

Extensive Reception Entrance Hall measuring 19 ft x 5 ft 11 (5.79m x 1.80m) with front door, oak finish laminate flooring, built in airing cupboard with replacement hot water cylinder.

Superb Lounge/Dining Room/Kitchen, an impressive corner room measuring 17 ft 6 x 16 ft 11 (5.33m x 5.16m) with six wall light points, two wall heaters, oak finish laminate flooring, two feature arched double glazed windows, further arched double glazed window to the kitchen area, high specification fitted kitchen units with grey Shaker style doors and quartz worktops incorporating a range of wall and base cupboards, extractor hood, ceramic hob with electric under oven, integral fridge/freezer, integral dishwasher, integral washing machine, grey Asterite single drainer sink unit with flexible hose, copper finish splashback, low voltage spotlighting.

Bedroom One (front) measuring 11 ft 6 x 11 ft 1 (3.51m x 3.38m) with arched double glazed window, wall heater, four wall light points and door to Ensuite Shower Room.

Luxury Ensuite Shower Room/WC combined measuring 4 ft 11 x 3 ft (1.50m x 0.91m) with vinyl tiled floor, high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, mirrored vanity cabinet, double shower cubicle with flexible shower hose and monsoon shower head, metro style ceramic tiling, extractor fan, low voltage spotlighting.

Bedroom Two (front) measuring 10 ft 9 x 7 ft 10 (3.28m x 2.39m) with feature arched double glazed window, wall heater, four wall light points.

Luxury Master Bathroom/WC combined measuring 8 ft 5 x 7 ft 9 (2.57m x 2.36m) with double glazed window, high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, bath with glazed shower screen and over bath shower, extractor fan, mirror, vanity plinth, chrome ladder radiator, vinyl floor covering.

Outside, Home consists of three buildings enclosed by a gated perimeter fence with electronically operated gates and communal landscaped areas.

It may be possible to rent a parking space within the development subject to availability and subject to rental. There is on street metered parking and there are contract car parking facilities within 300m subject to rental and availability.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st January 2004 (979 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 Manchester City Council
Council Tax Band: D

Directions

Travelling along the Mancunian Way in the direction of Ancoats, eventually coming out onto Great Ancoats Street, proceed for approx. quarter of a mile turning left into Chapeltown Street where Home can be found towards the end of the road 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

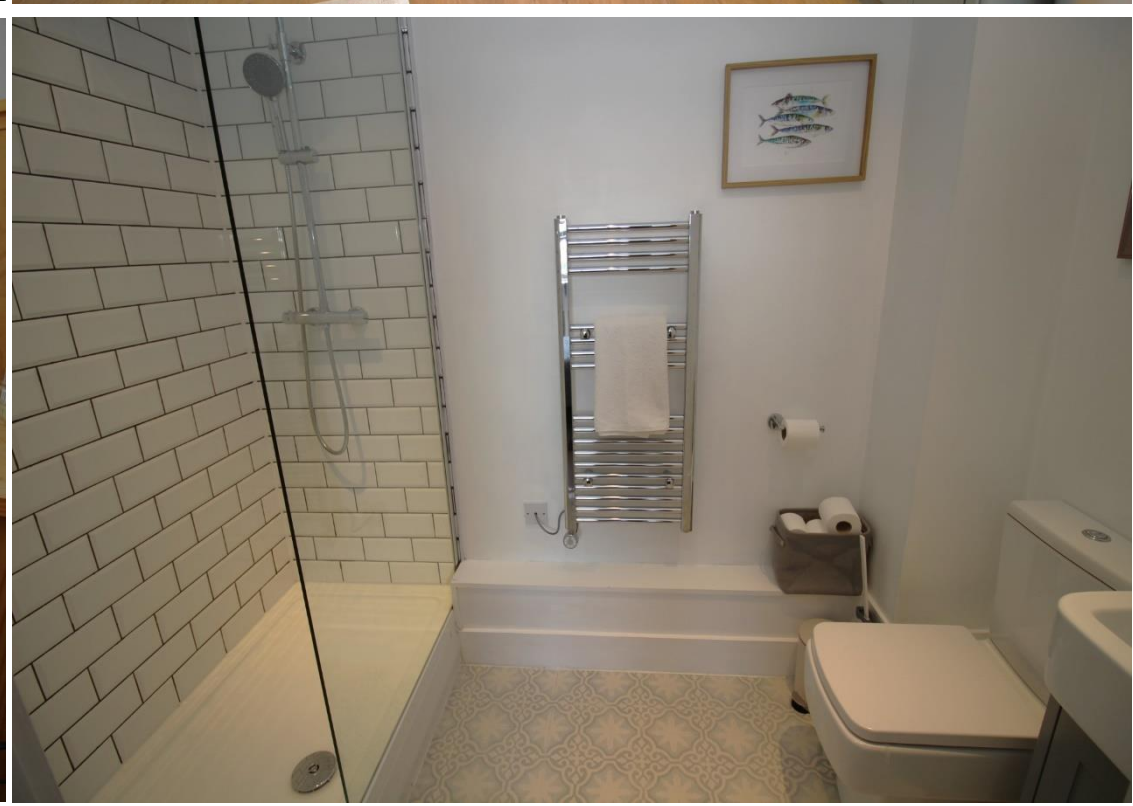
Fixtures and Fittings

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.

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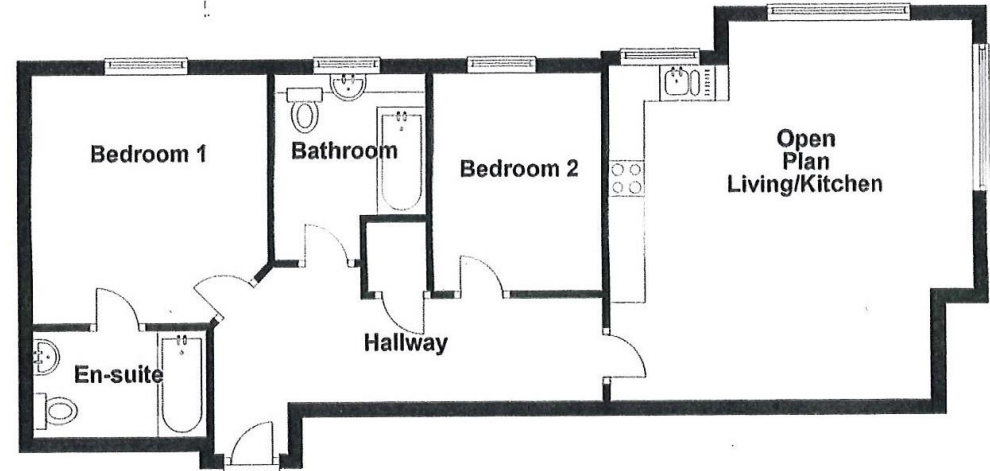
ENERGY PERFORMANCE CERTIFICATE

| | |
|---|--|
| Apartment 21 37, Chapeltown Street MANCHESTER M1 2AT | Energy rating C |
| Valid until 4 November 2029 | Certificate number 9963-2845-6393-9001-5435 |

Property type: Mid-floor flat
 Total floor area: 65 square metres

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 76 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.

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

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