

**Lawrence Copeland**  
town & city centre



**FOR SALE**

**Apartment 4 The Foundry, McIntosh Village, 2a Lower Chatham Street M1 5TF**

**PRICE: £249,990** \*furniture, furnishings & freestanding appliances available by separate negotiation

**INVESTORS ONLY**, presently let on fixed AST until 6<sup>th</sup> February 2026 at £1,200 pcm. Centrally located, close to Manchester University, in the heart of the City Centre, a purpose built, extensive, ground floor apartment of approx. 797 sq. ft. with electric heating system, aluminium double glazing and including one secure separately sited parking space just around the corner. The apartment is located in a secure gated courtyard. *Fire safety remedial works are planned, and there is not currently a satisfactory EWS1 form in place. We have been provided with a 'letter of comfort' from the original developer, Taylor Wimpey, to confirm they are covering the cost of these works. Interested parties requiring a mortgage should conduct their own due diligence with a lender or broker.*

## ACCOMMODATION

**Ground Floor – secure gated communal courtyard** leading to communal front door and hallway.

### APARTMENT:-

**L shaped Reception Entrance Hall** with front door, built in airing cupboard with hot water cylinder, pitch pine floor.

**Substantial Lounge/Dining Room/Kitchen (front overlooking the courtyard)** measuring 22 ft 7 x 12 ft 8 (6.88m x 3.86m) with pitch pine floor, wall heater, intercom entry phone system, two sets of patio doors leading to extensive wrap round **Balcony** to courtyard, ceramic tiled floor to the **Kitchen Area** with fitted units with white doors and white worktops incorporating a range of wall and base cupboards, stainless steel extractor hood, ceramic hob with electric under oven, integral fridge and freezer, space and plumbing for washing machine, integral dishwasher, island/breakfast bar, sink unit.

**Bedroom One (side)** measuring 14 ft 3 x 9 ft 9 (4.34m x 2.97m) with courtyard views, aluminium double glazed window, wall heater.

**Bedroom Two (side)** measuring 12 ft 3 x 10 ft 2 (3.73m x 3.10m) with aluminium double glazed window, wall heater, integral double wardrobe and door to Ensuite Shower Room.

**Ensuite Shower Room/WC combined** with white suite with chrome fittings comprising low level WC, wall basin, glazed shower door to tiled shower cubicle, vanity mirror, ceramic tiled walls and floor, wall heater.

**Master Bathroom/WC combined** with white suite with chrome fittings comprising low level WC, wall basin, bath with over bath shower, extractor fan, vanity plinth with mirror, ceramic tiled floor, part ceramic tiled walls.

**Outside**, there is a separately sited secure car park with parking space which comes with this apartment.

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### Service Charge

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

### Directions

Travelling along Deansgate in the direction of North Manchester, turn right into Whitworth Street West. Proceed along Whitworth Street West, crossing over the traffic lights onto a further continuation of Whitworth Street West, eventually coming to the traffic light junction with Cambridge Street, turn right into Cambridge Street and then left into Hulme Street. Proceed along Hulme Street where the entrance to The Foundry can be found on the left hand side.

**Local Authority** is Manchester City Council  
**Council Tax Band: D**

**To View** please telephone our office for an appointment

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

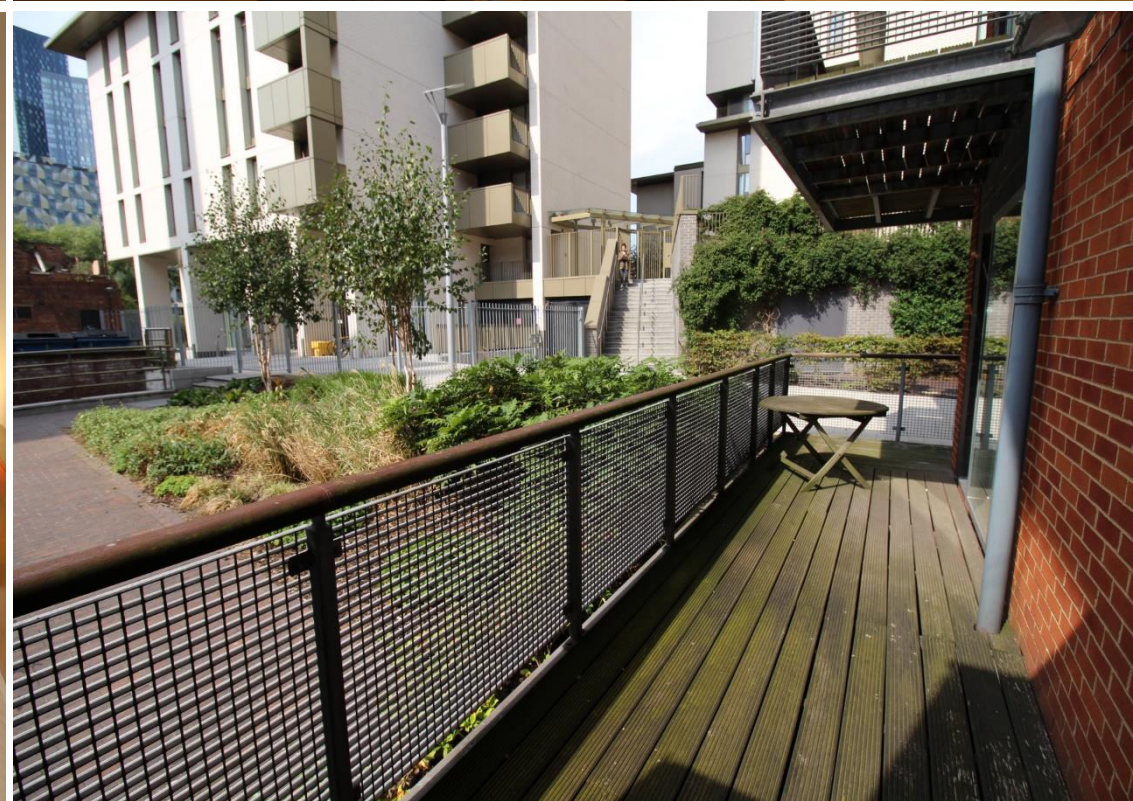
### Fixtures and Fittings

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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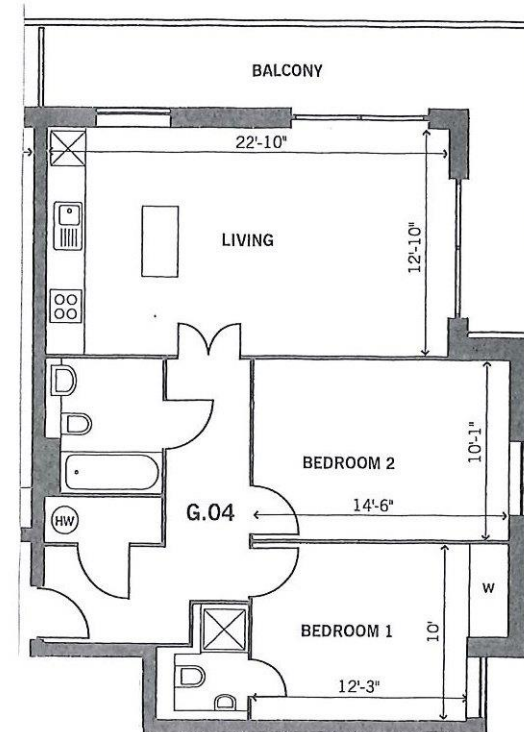
## ENERGY PERFORMANCE CERTIFICATE

Apartment 4 The Foundry 2a Lower Chatham Street MANCHESTER M1 5TF		Energy rating <b>C</b>
Valid until <b>19 March 2033</b>	Certificate number <b>8137-8127-2200-0816-5292</b>	

Property type: Ground-floor flat  
Total floor area: 56 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 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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