



Quantum, Chapeltown Street, Manchester

Price £220,000

Ascend

Built on higher standards

Quantum, Chapeltown Street, Manchester

Ascend Properties are delighted to offer for sale this fantastic two double bedroom apartment in one of the City's canal side developments, Quantum.

Situated within a few minutes walk from Piccadilly, approximately 2 minutes to New Islington Metro stop and close all major motorway links, this property is ideally located for any City dweller.

This stunning apartment comprises large open plan living area with its own private balcony, a breakfast kitchen and dining area. Two double bedrooms can be found off the entrance hallway, one with en-suite shower facilities, whilst utility cupboard and master bathroom with bath are adjacent. It's about a 7-minute walk to the nearest train station (Piccadilly Station) and an even shorter walk to the Northern Quarter's uber hip bars and cafés. Ancoats is also just around the corner too! So you're never too far away from the action!

Mortgage Buyers:

The ground rent for this property is at £500pa, which may exceed some lenders criteria for lending.

We do ask that any potential mortgage buyer consults with their mortgage lender/broker with this information, prior to arranging an in person viewing.

*The pictures for this apartment are for marketing purposes only. The internal fixtures, fittings and furnishings may vary.

Entrance Hall

Entrance door from the communal landing. Built in storage cupboard housing the hot water tank and plumbing for an automatic washing machine. Doors to;

Living Kitchen

Furnished with a range of wall mounted and base level units with work top surfaces over incorporating a stainless-steel sink and drainer unit. Built in electric oven and grill with a four ring induction hob and extractor hood with lighting over. Space for a fridge freezer.

uPVC double glazed window, uPVC double glazed patio doors opening to a Juliet balcony. Wood effect laminate flooring, wall mounted electric heater.

Bedroom One

uPVC double glazed doors opening to a private terrace, wall mounted electric heater. Door to the en-suite shower room.

En Suite Shower Room

Furnished with a modern suite comprising;

walk in shower cubicle with wall mounted mixer shower, pedestal wash hand basin and a low-level WC. Part tiled walls.

Bedroom Two

Rear aspect uPVC double glazed window, wall mounted electric heater.

Bathroom

Furnished with a three piece suite comprising; panelled bath with wall mounted mixer shower and a shower screen, pedestal wash hand basin and a low level WC. Part tiled walls, heated towel rail.

Additional Information

Service Charge: £1550 PA approx.

Ground Rent: £500 PA - DOV Agreed and will be processed with any agreed sale.

Lease: 250 years from 2005

Building Management: Zenith

EPC: D

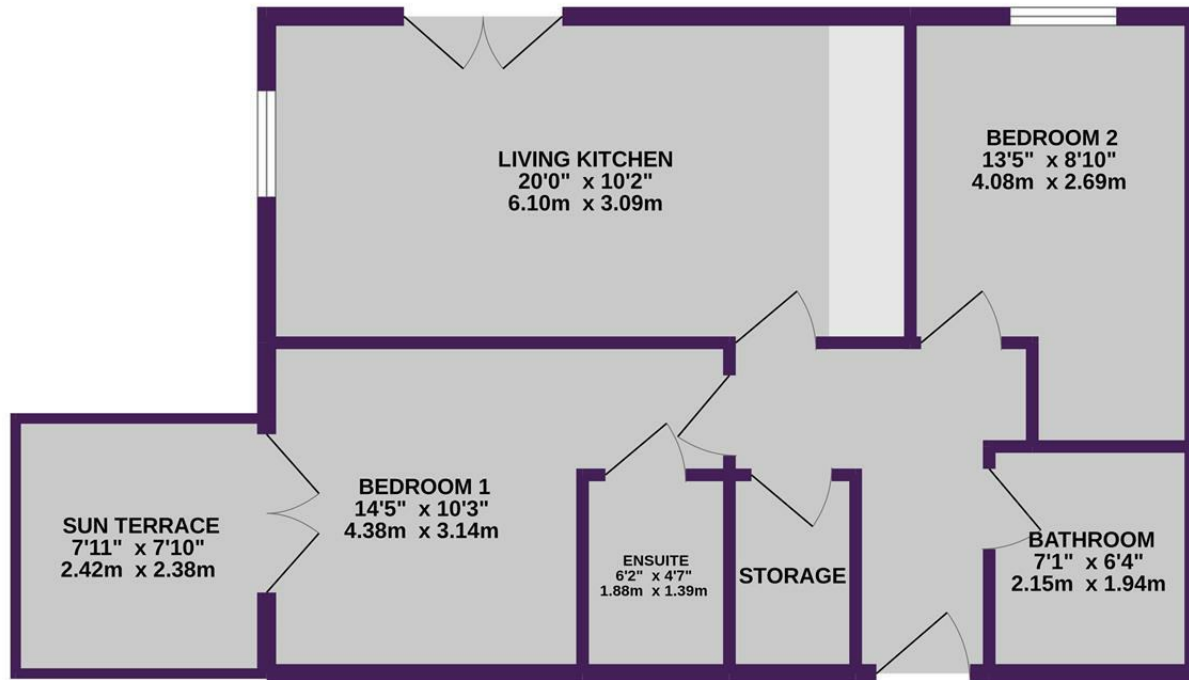
Council Tax: D £1873 PA

100% Ownership

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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