

C&R

Commercial & Residential

Properties

£180,000

The Grand, Aytoun Street, Manchester, M1 3DA



1

Bedroom



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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C & R City are pleased to bring to the market this well presented one bedroom apartment located at the period development, The Grand situated in the heart of Manchester City Centre! The apartment is located on the fourth floor and comprises of a spacious living area with large windows providing plenty of natural light, an open plan kitchen has fitted base and wall units and hosts a range of integrated appliances , fridge, freezer, washing machine, dishwasher, hob, cooker and extractor hood , one spacious double bedroom and a three piece bathroom suite.

Location: Situated a stone's throw from Piccadilly train station, close to local amenities, transport links, and green spaces, this property is perfect for those seeking a comfortable and stylish city living experience.

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Open Plan Lounge/Kitchen *6.92m x 3.76m (22' 8" x 12' 4")*

Ceiling light points, TV points, original wood flooring, double glazed window to rear aspect. Kitchen comprising with a range of base and wall units. Stainless steel inset bowl with chrome mixer tap. Integrated electric hob and oven.

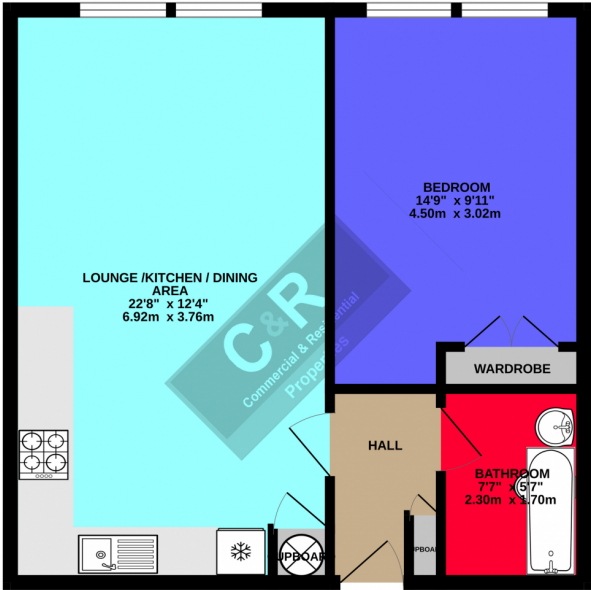
Bedroom *4.26m x 3.01m (14' x 9' 11")*

Double glazed window to rear elevation. Electric wall panel heater. TV point. Ceiling light point. Built in wardrobes, original wooden flooring.

Bathroom *1.42m x 2.13m (4' 8" x 7')*


Three piece suite comprising; W.C, hand wash basin and bath with overhead shower. Tiled floor and walls. Ceiling light point.

GROUND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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