

C&R

Commercial & Residential

Properties

£290,000

Transmission House, Tibb Street, Manchester, M4 1AC



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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0161 227 9990



C & R City are pleased to bring to the market this modern and luxury two-bedroom 8th floor apartment in Transmission House, Tibb Street, Manchester, M4. The apartment was built in 2020 and is situated in the heart of Manchester City Centre on Tibb Street in the Northern Quarter, which is a short walk from the Arndale, Deansgate & Spinningfields. The apartment is also conveniently located within walking distance to public transport links and Piccadilly train station. The development benefits from 24/7 concierge service and also has residents access to a communal roof terrace. The property comprises of a spacious open plan lounge with the fully integrated kitchen, two double bedrooms, master with En-suite, second bedroom with Jack and Jill bathroom.

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Lounge 6.94m x 4.01m (22' 9" x 13' 2")

Bright and spacious lounge, carpet flooring, floor to ceiling windows providing scenic viewing of the city. The Kitchen area features contemporary base and wall units with splashbacks and worktop lighting, integral electric oven and hob, integral fridge/freezer and dishwasher. Storage cupboard.

Master Bedroom 4.12m x 2.85m (13' 6" x 9' 4")

Carpet flooring, floor to ceiling window providing plenty of natural light, electric heater. Access to en-suite.

En-Suite 2.20m x 2.34m (7' 3" x 7' 8")

Three peice suite comprising bath with overhead shower, wash basin, WC, wall mirror, shaver point, heated towel rail.

Bedroom Two 4.59m x 2.80m (15' 1" x 9' 2")

Carpet flooring, floor to ceiling window providing plenty of natural light, built-in wardrobe, electric heater.

Jack & Jill Bathroom 2.23m x 2.35m (7' 4" x 7' 9")

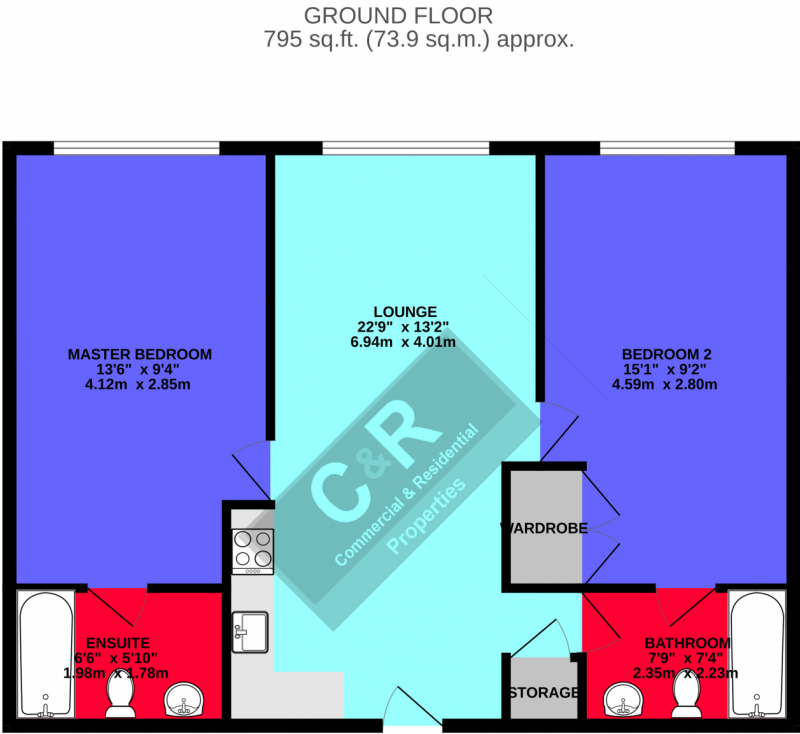
Jack and Jill style bathroom also accessible from the lounge. Three peice suite comprising bath with overhead shower, wash basin, WC, wall mirror, shaver point, heated towel rail.

General Information

150 Year lease from 2020. Ground rent: £350 per annum. Service Charge: £2233.36 per annum.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



C & R PROPERTIES

TOTAL FLOOR AREA: 795 sq.ft. (73.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(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

Address: Transmission House, Tibb Street, Manchester, M4 1AG

