

C&R

Commercial & Residential

Properties

£299,950

Former St. Georges Church, Manchester, M15 4JZ



2

Bedrooms



2

Bathrooms

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C & R City are pleased to bring to the market this beautifully presented two bedroom triplex apartment which is set over three floors in Former St. Georges Church, Manchester, M15. The apartment briefly comprises of a spacious entrance hall, large fully intergrated kitchen / dining area, to the lower level you will find two double bedrooms, a new refitted master en-suite & new refitted spacious family bathroom. To the upper level mezzanine you will find a spacious lounge area. The property has the added benefit of a private patio area & secure allocated parking. This property would make the perfect first time home or superb investment opportunity. The property is situated in the sought after Former St. Georges Church just a stones throw away from Manchester City Centre & close to all local amenities & major transport links. Viewings are highly recommended to appreciate what this property has to offer.

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Development - 'St Georges Church' is a truly unique development located a short distance from Manchester City Centre. Grade II listed, the building was a previous Church dating back to the 1826 which was thoughtfully converted into bespoke and individual apartments positioned around a central open plan vestibule/entrance hallway. Situated within a short stroll to Deansgate with all of the shops, bars and restaurants that the area has to offer as well as being within striking distance to all of the major transport links that prove easy access to the City Centre and beyond.

Communal Areas - Accessed via a secure key pad entry system into a stunning entrance vestibule complete with original stonework throughout. Stairs and a lift rise to all floors.

Total Floor Area: 110 square meters.

Entrance Hall

Enter into the apartment via a secure door into a spacious and welcoming entrance hallway, providing access to the kitchen/diner. Access to;

Dining Kitchen 4.40m x 4.70m (14' 5" x 15' 5")

A modern re-fitted kitchen comprising a range of fitted eye level and base units, a single bowl stainless steel sink and drainer unit. Appliances include a four ring hob with oven under and extractor fan over, dishwasher, seperate fridge and freezer. Tastefully finished with integrated spot-lights to the ceiling and tiled floor throughout.

Lounge 4.75m x 4.27m (15' 7" x 14')

Incredibly bright & spacious lounge area set on upper mezzanine overlooking kitchen/ diner & brightened by large feature window.

Bedroom One 5.00m x 2.30m (16' 5" x 7' 7")

A beautifully presented master bedroom with built in wardrobes, space for a double bed and other appropriate furniture. The master bedroom leads to a spacious garden terrace and newly fitted Master En-Suite.

Master En-Suite 2.24m x 1.72m (7' 4" x 5' 8")

A newIt installed contemporary fitted En-Suite comprising of a walk in shower, low level WC and a hand wash basin. Tastefully finished with laminate floor, integrated spotlights to the ceiling.

Bedroom Two 5.00m x 2.30m (16' 5" x 7' 7")

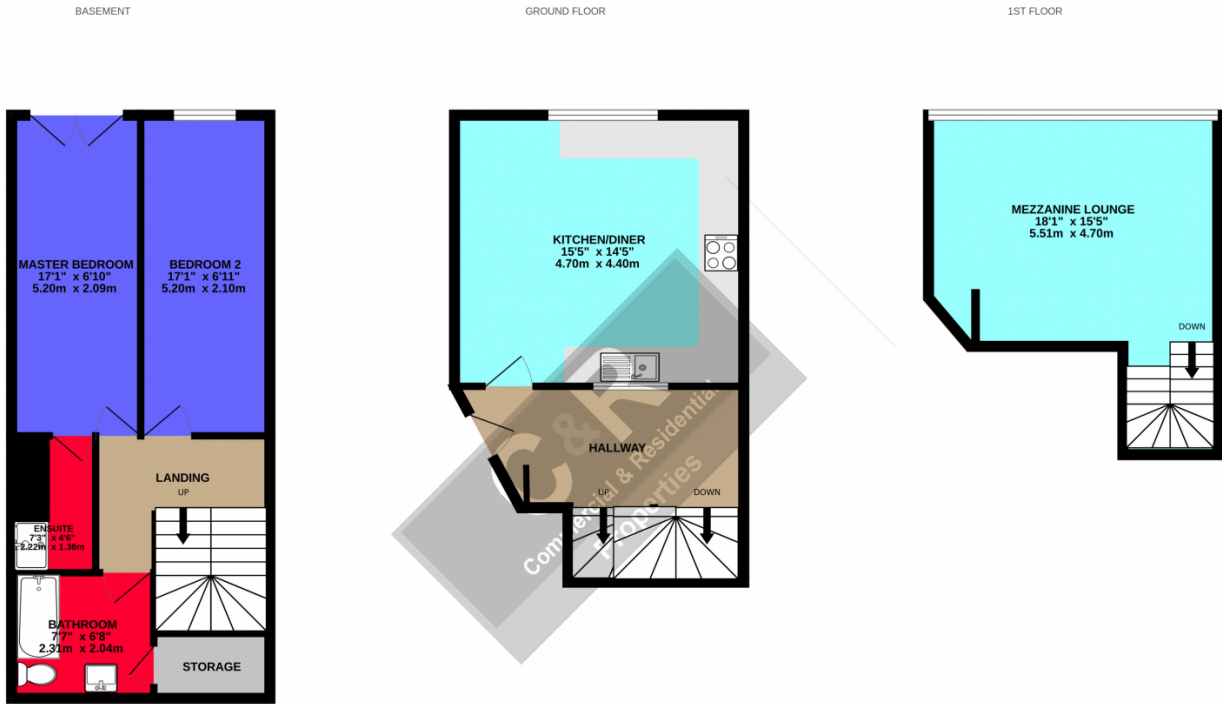
Spacious second bedroom, space for a double bed and other appropriate furniture, window overlooking terrace area.

Bathroom Suite 2.59m x 2.43m (8' 6" x 8')

A newly fitted bathroom suite comprising a panelled bath with shower over, low level WC and a hand wash basin. Tastefully finished with laminate flooring, integrated spotlights to the ceiling and a feature radiator. A built in cupboard houses the pressurised hot water system and boiler.

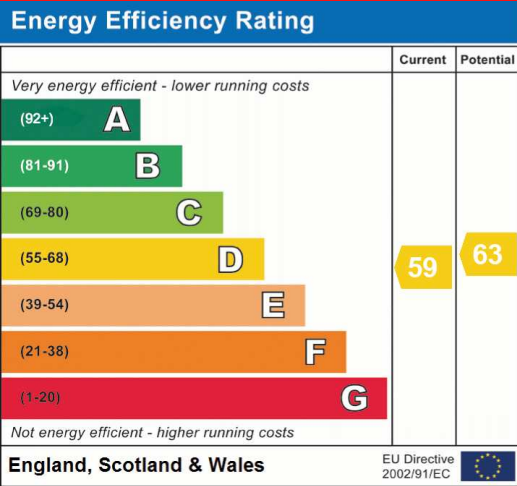
General Information

Lease: 100 years remaining, the owner has however specified that they have recently paid for the lease to be increased to 200 years. Service charge £3160 per annum. Ground rent £150 per annum. One allocated parking space.



C & R PROPERTIES

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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Address: Former St. Georges Church, M15

