



RESIDE  
MANCHESTER



107 Phoenix 72 Chapeltown Street  
Manchester, M1 2EY

Asking Price £190,000



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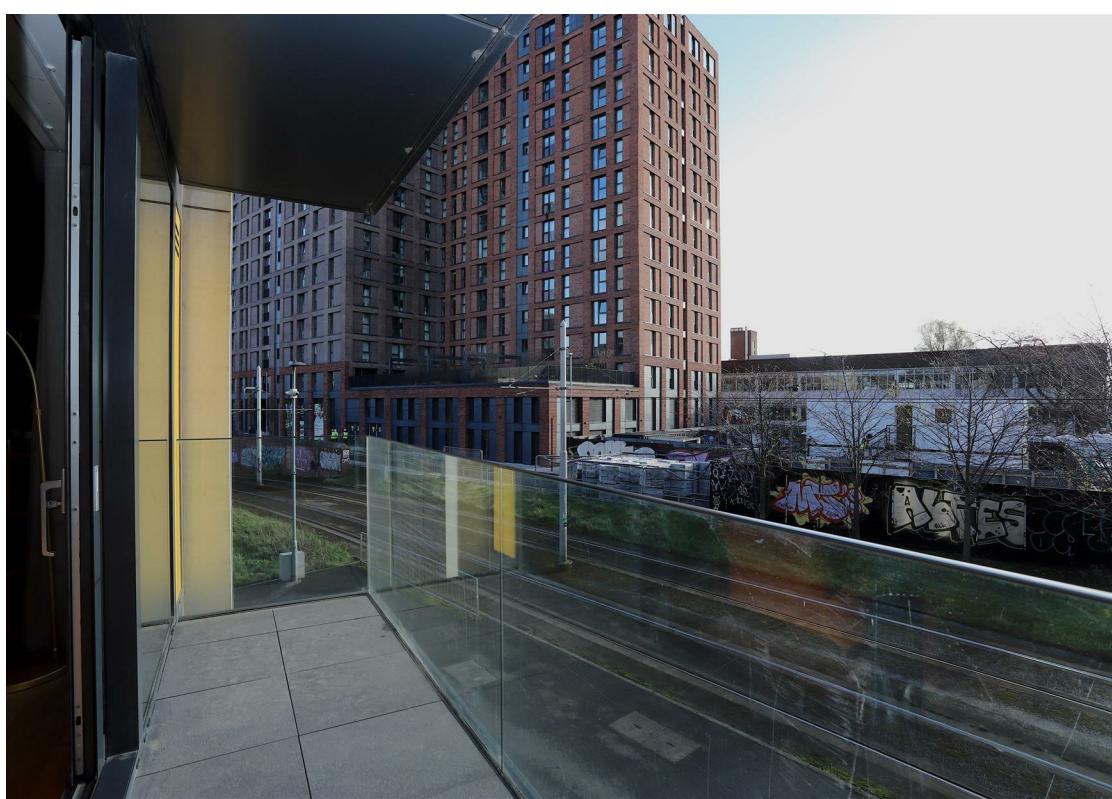
A one bed, one bath industrial-style apartment in Manchester city centre.

Featuring exposed concrete, steel beams and piping, and design-led modern interiors, this Capital & Centric home is far from your typical white box. The open plan living space feels bright and airy thanks to huge floor-to-ceiling windows that flood the apartment with natural light. Located on the first floor, it boasts high ceilings and beautiful engineered oak flooring throughout.

## Phoenix - Capital & Centric

Residents at Phoenix enjoy access to a lush private courtyard garden complete with WiFi, gas BBQs and fire pits. There's also a 24/7 concierge, lifts to all floors, and the building is pet friendly — so your four-legged friends are welcome too!

Phoenix was crowned Apartment Development of the Year at the Insider Residential Property Awards 2021 and Development of the Year at the RESI Awards 2021.





### The Tour

Located on the first floor. Upon entry, you are greeted by a spacious hallway featuring engineered oak wood flooring.

**Open Plan Living/Kitchen Area:** Silestone (quartz) Blanco Zeus worktops, stainless steel sink with Blanco max chrome tap, integrated Bosch cooker & hob, dishwasher, CDA fridge and freezer. Wall mounted electric heaters, LED down lights throughout the kitchen & living space with floor to ceiling windows, leading out to a spacious, private balcony.

**Bedroom:** engineered oak wood flooring, with TV and satellite points.

**Bathroom:** Fully tiled flooring and partial tiled walls, strip lighting, de-misting mirror, Vitra Nuo wall-hung wash basin with Chrome mixer tap by Vado, Vitra Integra wall-hung toilet with concealed cistern and polished chrome flush plate by Vitra, bath with rainfall shower head, Chrome heated towel rail.

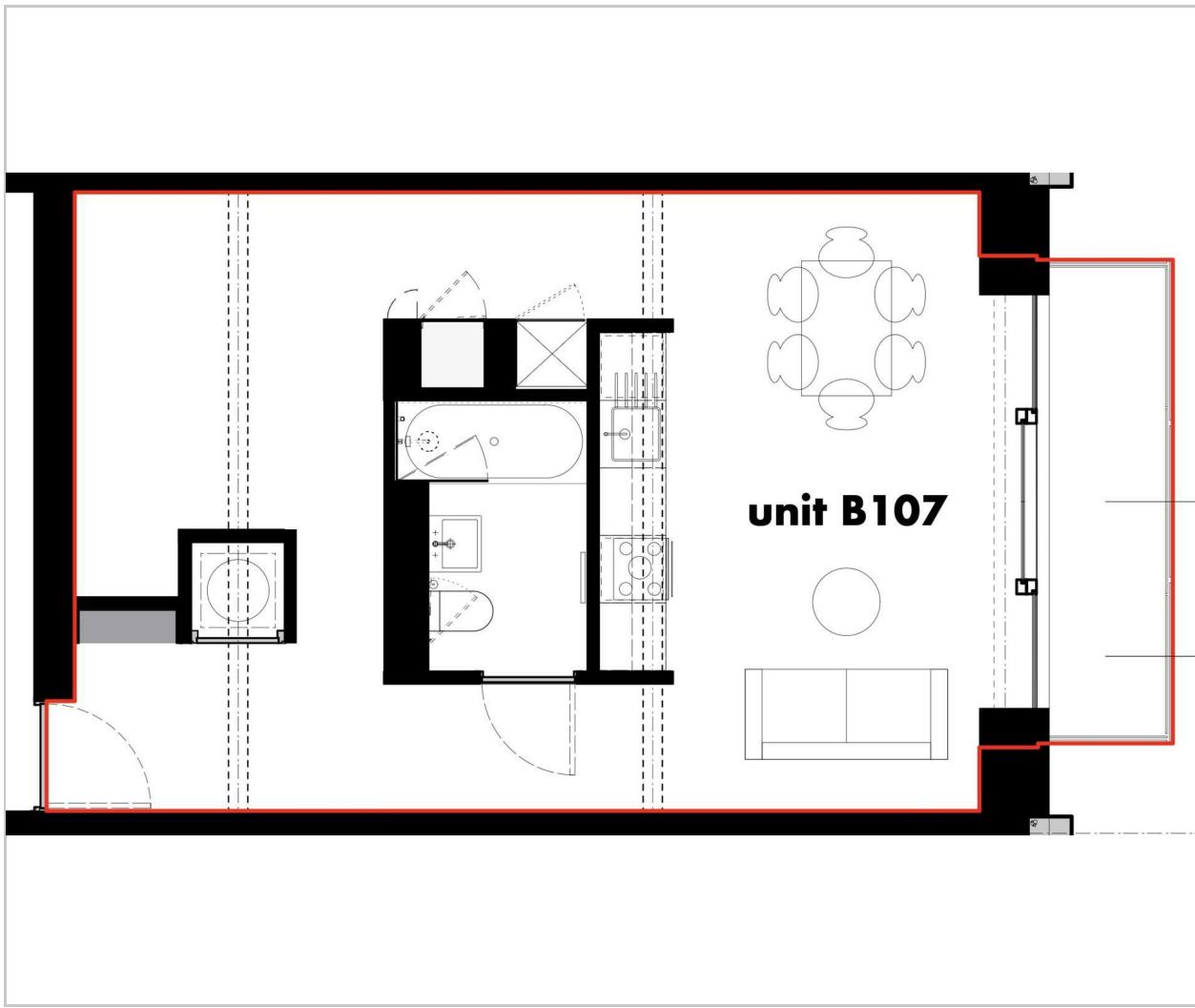
### The Area

Perfectly placed in Manchester's emerging Piccadilly East neighbourhood, Phoenix is just minutes from the bars and cafés of Ancoats and the Northern Quarter, and less than a five-minute walk to Piccadilly Station. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a five minute walk away.

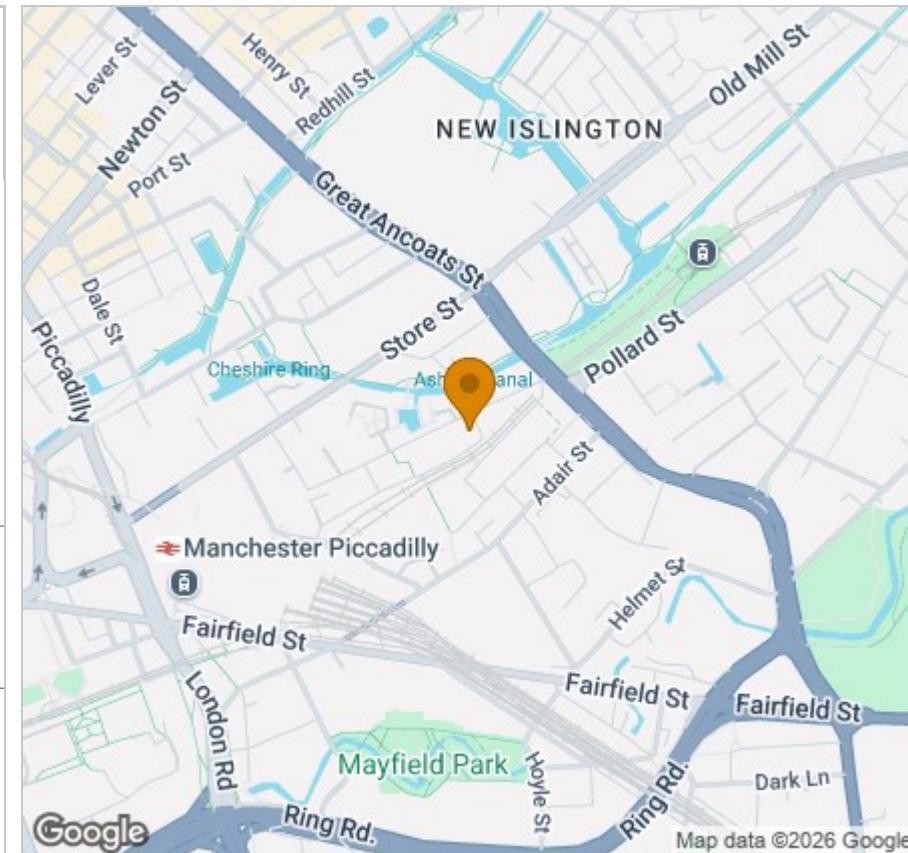
### Lease Information

Service charges: £2375 per annum  
Ground rent: £306 per annum  
Lease: 250 years from 2015  
Managing Agent: Zenith Management

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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