



Apt 1 Lexington, Chorlton Street, Manchester, M1 3HW

Jordan Fishwick are pleased to have for sale, this well presented One bedroom flat, found on the first floor of the Lexington Building, located in the heart of the village. Spanning an impressive 570 sqft the property features high ceilings giving a great sense of openness.

The bedroom is nestled above the lounge and kitchen on a mezzanine, with views onto Sackville Gardens. and it also includes a dressing area perfect for those with a big wardrobe. The Shower room is found in the main hallway and features a walk in shower, fitted mirror and is fully tiled. The Lounge area allows for lots of natural sunlight and a great view into Sackville Gardens as well. The kitchen features an integrated hob/oven and tiled flooring.

Asking Price £180,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Chorlton Street is known for its lively atmosphere, with a variety of local amenities, shops, and eateries just a stone's throw away. The area is well-connected, making it easy to explore the wider Manchester region.

This property presents an excellent opportunity for those looking to embrace city living in a welcoming neighbourhood. Whether you are a first-time buyer or seeking a rental, this house is sure to meet your needs with its blend of comfort and accessibility. Don't miss the chance to make this delightful home your own.

Lounge

9'3" x 12'5"

Open plan lounge, laminate flooring, heigh ceiling, The room also benefits from large picture sash windows with views onto Sackville gardens, spot lighting.

Kitchen

8'0" x 4'9"

Integrated oven/hob and extractor fan. Sink with mixer tap. Tiled flooring. Spotlights.

Mezzanine Bedroom

8'11" x 12'4"

Looking over the lounge, spot lighting and fitted mirror in the dressing room., spot lighting.

Dressing Area

7'2" x 6'4"

Dressing area with spotlights and hanging storage facilities.

Shower room

4'7" x 4'10"

Walk in shower cubicle with rain attachment, fully tiled, hand wash basin, WC, fitted mirror, spot lighting and extractor fan.

Additional Information

Ground rent: £10.00 per year

Service Charge: £2,178.00

Lease: 125 Years from 2000

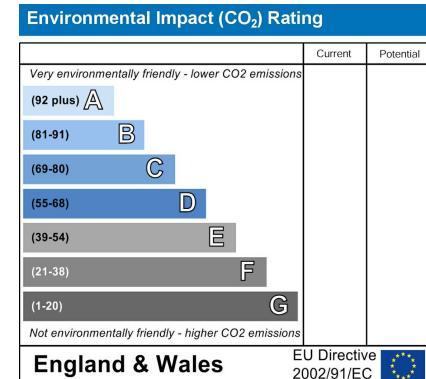
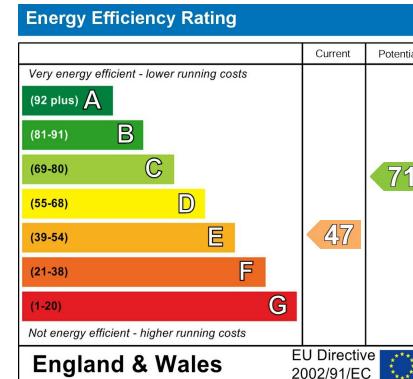
Council Tax Band- C

EPC Rating - E

Managing Agent- Scanlans

Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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