



# Apt 33 Princess House, 144 Princess Street, Manchester, M1 7EP

This 4th floor two bedroom apartment is located close to the Universities and a short walk into The Village area. An ideal development for owners occupiers or Investors. Entrance hall with storage, lounge which opens through to the kitchen. This has oven, hob and extractor fan. Two double bedrooms with the main having a en-suite shower room. Separate bathroom with shower attachment and utility cupboard. Double glazing, laminate flooring and wet electric heating system. Excellent rental potential approx £1400 pcm. The furniture can be included. EWS-1 Rating B1. No Chain

## Asking Price £188,500

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring with storage cupboard. Access to main rooms

### Living Room

11'1" x 10'8"

Large double glazed window, laminate flooring and two radiators. TV and power points, ceiling spotlights Open to-

### Kitchen

9'8" x 8'0"

Wall and base units with one and a half sink unit, oven, hob and extractor. Space for fridge/freezer. Ceiling spot lights

### Bedroom One

13'2" x 8'8"

Double glazed window, Radiator and laminate flooring

### En-Suite

6'0" x 5'0"

Corner shower cubicle with wash hand basin and w.c.  
Chrome heated towel rail

### Bedroom Two

13'5" x 7'8"

Double glazed window, Radiator and laminate flooring

## Bathroom

7'7" x 4'10"

Three piece suite with shower attachment, wash hand basin and w.c. Chrome heated towel rail and fitted mirror. Door leading to storage cupboard and hot water system

## Additional Information

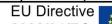
Service Charge £3,460.96

Lease 999 years from 2000

Ground Rent £150 pa

## Agents Note

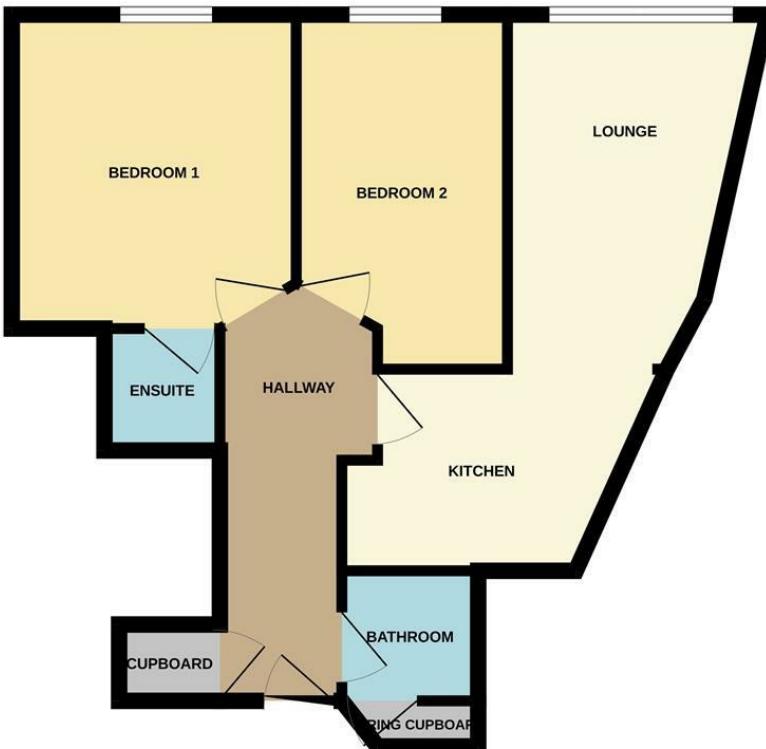
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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