



MANCHESTER
The University of Manchester
Manchester Institute of
Biotechnology (John Caudre Building)
George Eggar Building
Rennell Building
Sackville Street & North Campus
Buildings (Access via internal road)

Princess House
100 Princess Street

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

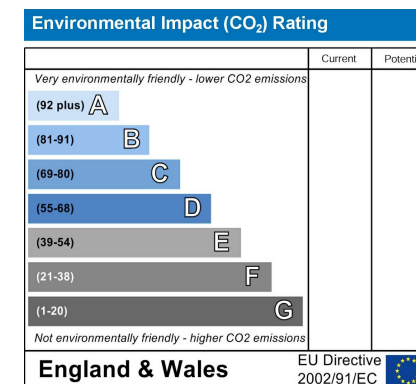
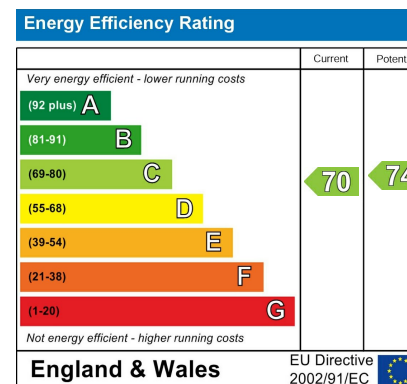
Service Charge £3,460.96

Lease 999 years from 2000

Ground Rent £150 pa

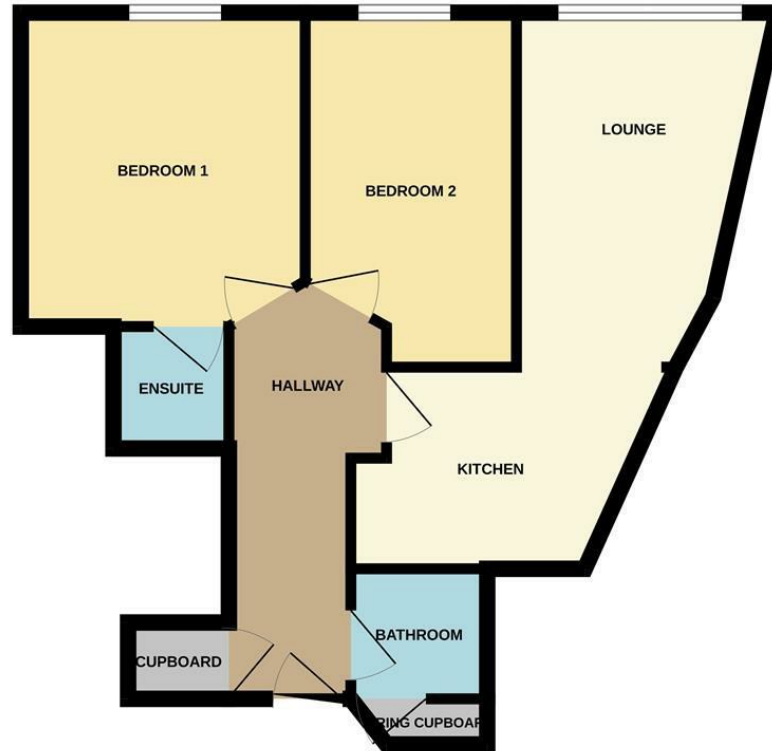
Agents Note

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

