



Apt 2 15 Piccadilly, Piccadilly Gardens, Manchester, M1 1LT

Located in the heart of Piccadilly Gardens. This 2nd floor one bedroom apartment is only a 5 minute walk to Piccadilly Station. Entrance hall, spacious living room with ample natural light and comfortable kitchen. There is a double bedroom and three piece bathroom suite. Double and triple glazed windows. High ceilings. Small selective development. EPC Rating E. Owner Occupiers only.

Price Guide £165,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

High ceiling and engineered Oak flooring. Cupboard for storage. Access to Bedroom, bathroom and -

Living Room

18'0" x 14'7"

Four double glazed sash windows, engineered Oak flooring. Feature brick fireplace which would house an electric style fire. High ceilings, open to

Kitchen

8'8" x 8'8"

Two double glazed windows. Wall and base units with one and a half sink unit, oven, hob and extractor, plumbing for washing machine. Part tiled splash back. Cupboard housing hot water system. Engineered Oak flooring.

Bedroom

14'11" x 8'2"

Triple glazed window. Engineered Oak flooring. Steps lead down to the bedroom area. Electric heater

Bathroom

7'5" x 5'6"

Three piece white suite with electric shower over the bath and shower attachment. Wash hand basin and w.c. Electric wall heater. Engineered Oak flooring.

Additional Information

Service Charges £3404.88p pa

Lease 189 Years from 2000.

Ground Rent Zero

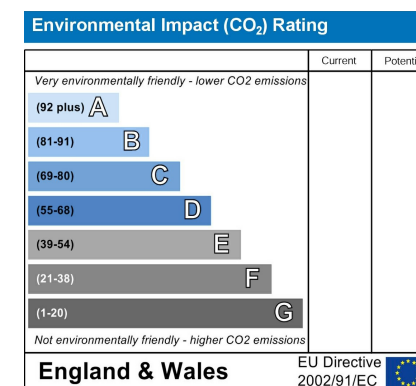
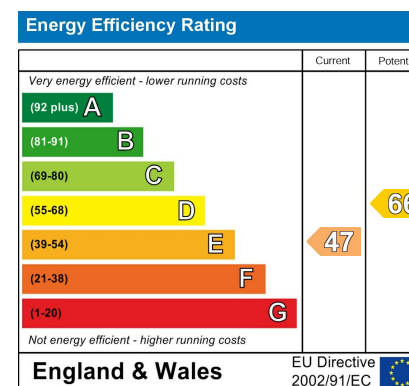
Building Managed by Guinness Partnership

Agents Notes

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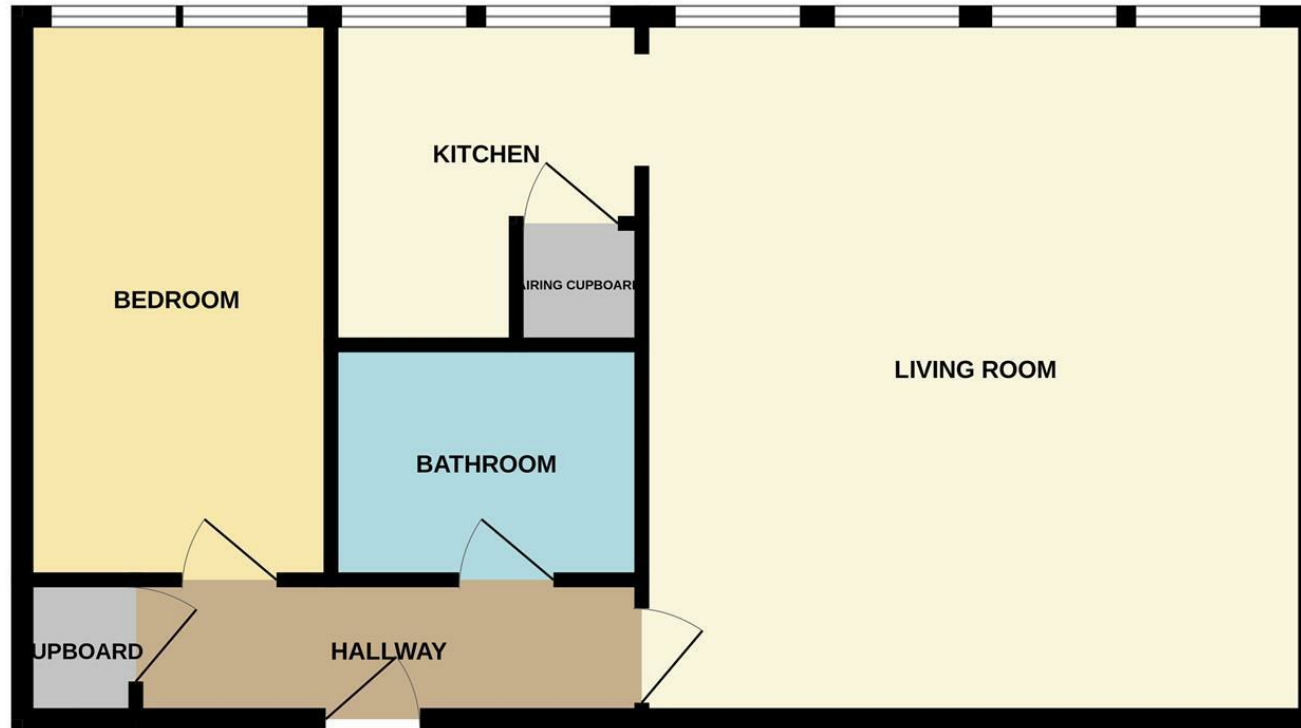
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GROUND FLOOR



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