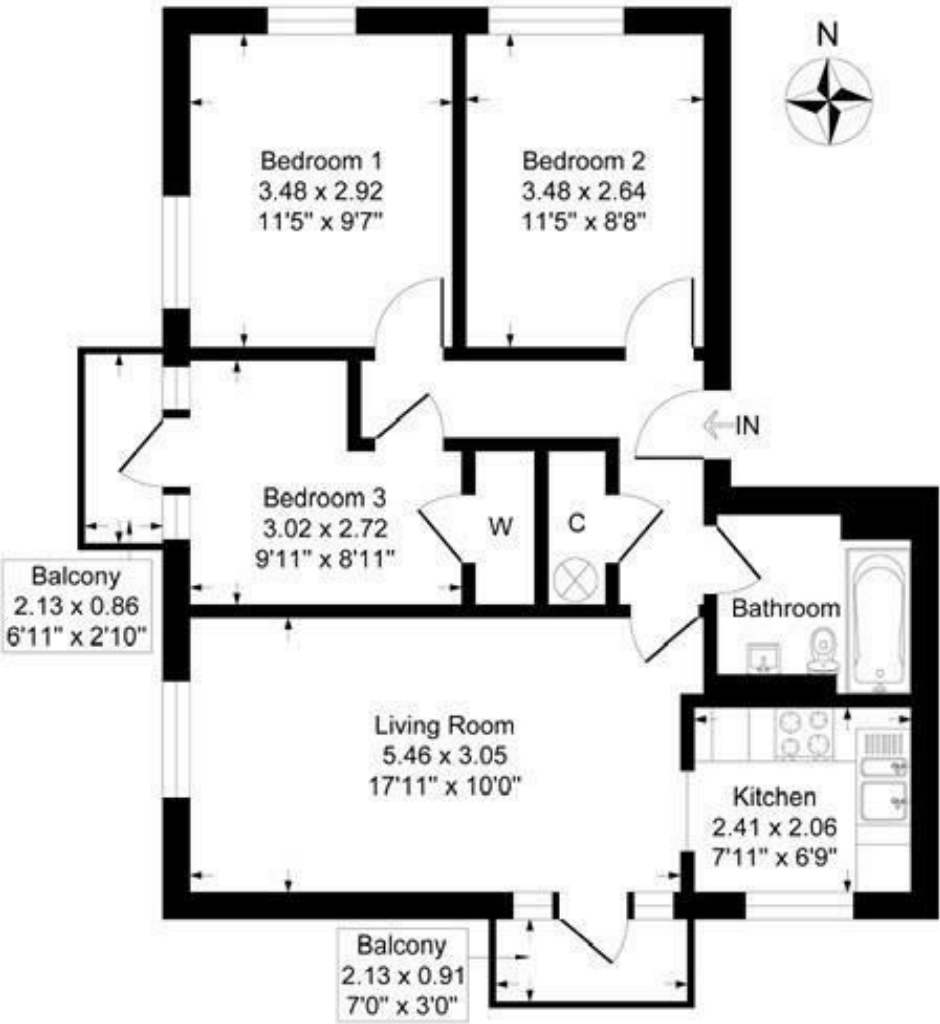


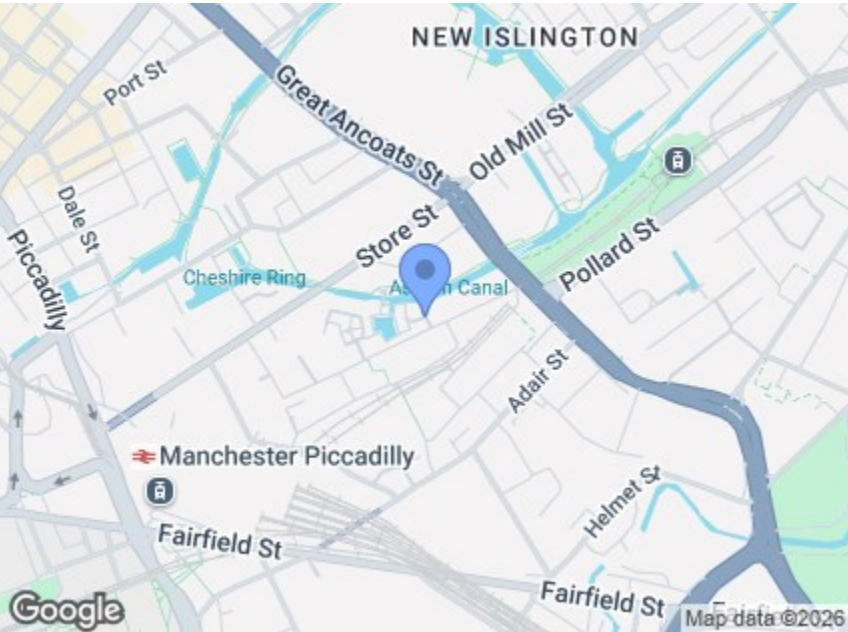
John Smeaton Court, Manchester M1 2NR

Approximate Gross Internal Floor Area = 62.7 sq m / 675 sq ft



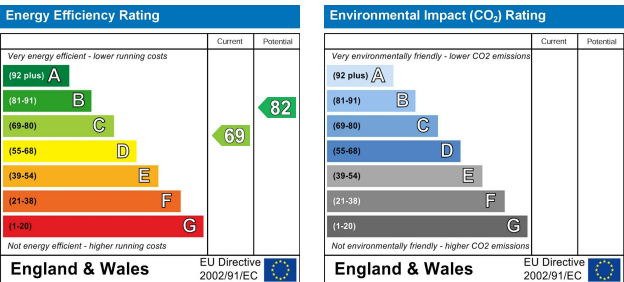
Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - M1 2NR What3words - ///detail.seat.copper



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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11 John Smeaton Court
, Manchester, M1 2NR

Price guide £325,000



- Spacious third-floor apartment with an allocated parking space
- Bright and spacious living room with dining area
- Separate fitted kitchen
- Prime Piccadilly Village location within walking distance of Manchester City Centre
- Three well-proportioned bedrooms
- Private balconies overlooking the development and canal
- Modern three-piece bathroom suite
- Tenure - Leasehold, Council Tax - Manchester band C, EPC rated C

11 John Smeaton Court

, Manchester, M1 2NR

Charles Louis Homes are delighted to present this spacious three-bedroom third-floor apartment, ideally situated within the highly sought-after Piccadilly Village development. Occupying an enviable position overlooking the picturesque canal, this well-proportioned apartment offers approximately 675 sq.ft. of accommodation and benefits from a private balcony, secure development setting, and excellent access to Manchester City Centre.

The property is ideally suited to first-time buyers, professionals, city centre residents or investors seeking a strong rental opportunity within one of Manchester's most established residential locations. The accommodation comprises a welcoming entrance hallway with useful storage cupboards, a bright and spacious living room with direct access onto a private balcony, a separate fitted kitchen, three well-proportioned bedrooms and a modern three-piece bathroom.

The generous living accommodation enjoys excellent natural light and provides ample space for both seating and dining areas, whilst the balcony offers an attractive outdoor space to relax and enjoy views across the surrounding development and waterways.

Located just a short walk from Manchester Piccadilly Station, the Northern Quarter, Ancoats and New Islington, residents benefit from an abundance of restaurants, bars, shopping facilities and leisure amenities, alongside excellent transport connections throughout Greater Manchester and beyond.

Entrance Hallway

Welcoming entrance hallway providing access to all principal rooms and benefiting from useful built-in storage cupboards.

Living Room

17'11" x 10'0" (5.46m x 3.05m)

A bright and spacious reception room offering ample space for both lounge and dining furniture, with doors opening onto the private balcony.

Kitchen

7'11" x 6'9" (2.41m x 2.06m)

Fitted with a range of wall and base units incorporating work surfaces, sink unit, integrated cooking facilities and space for appliances.

Bedroom One

11'5" x 9'7" (3.48m x 2.92m)

A generous double bedroom enjoying excellent natural light.

Bedroom Two

11'5" x 8'8" (3.48m x 2.64m)

A well-proportioned second double bedroom offering flexibility for a variety of uses.

Bedroom Three

9'11" x 8'11" (3.02m x 2.72m)

A versatile third bedroom, ideal as a guest room, home office or nursery.

Bathroom

Fitted with a three-piece suite comprising panelled bath with shower over, wash hand basin and low-level WC.

Balconies

Two private balconies providing a pleasant outdoor seating area with views across the surrounding development and canal.

Parking

One allocated parking space