



£250,000

Design House, Manchester, M4 1HT



 **2**
Bedrooms

 **2**
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

0161 227 9990

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Offered to the market with no ward chain & EWS1 Form in place with A1 Rating. C & R City are delighted to offer for sale this well presented two bedroom, two bathroom apartment located in the highly sought-after Design House development in Manchester's vibrant Northern Quarter. The property briefly comprises a bright and spacious open-plan living and dining area, a modern fitted kitchen, two generously sized double bedrooms, including a master with en-suite, and a contemporary main bathroom. The layout is designed to maximise space and practicality, making it ideal for both owner-occupiers and investors.

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Situated in the heart of the Northern Quarter, the apartment benefits from immediate access to a wide range of independent shops, bars, restaurants, and cultural attractions. Manchester Arndale and Piccadilly Gardens are within walking distance, while excellent transport links provide easy connectivity across the city and beyond.

Early viewing is highly recommended to appreciate the space and location this property has to offer.

Hallway 4.82m x 1.49m (15' 10" x 4' 11")

Ceiling light point, spotlights, wood laminate flooring.

Open Plan Lounge / Kitchen 8.11m x 3.06m (26' 7" x 10')

Spacious lounge, carpet flooring, floor to ceiling windows providing plenty of natural light. Electric wall heater, phone/tv point and spotlights. Intercom phone entry by the front door and the hallway. The kitchen comprises of a range of wall and base units, integrated dishwasher, built-in electric oven, hob with extractor over, sink with mixer tap, integrated fridge/freezer, under-unit lighting and spotlights.

Master Bedroom 4.33m x 2.70m (14' 2" x 8' 10")

Double glazed floor to ceiling window, carpeted flooring, wall heater and spotlights. Access to bathroom suite

En-Suite 1.55m x 2.30m (5' 1" x 7' 7")

Beautifully presented en-suite comprising walk in shower with over head shower, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls and floor.

Bedroom Two 3.26m x 2.68m (10' 8" x 8' 10")

Double glazed floor to ceiling window, carpeted flooring, wall heater and spotlights

Bathroom 2.04m x 2.29m (6' 8" x 7' 6")

Beautifully presented bathroom suite comprising of a bath with overhead shower, WC, sink with mixer tap, heated towel rail, wall mirror, tiled walls and floor.

General Information

225 years remaining on the lease. Ground rent is £150 per annum. Service Charge is £2209 per annum. EPC Rating is rated a B. Council Tax Band is C. EWS1 Form with A1 Rating.

Agents Notes

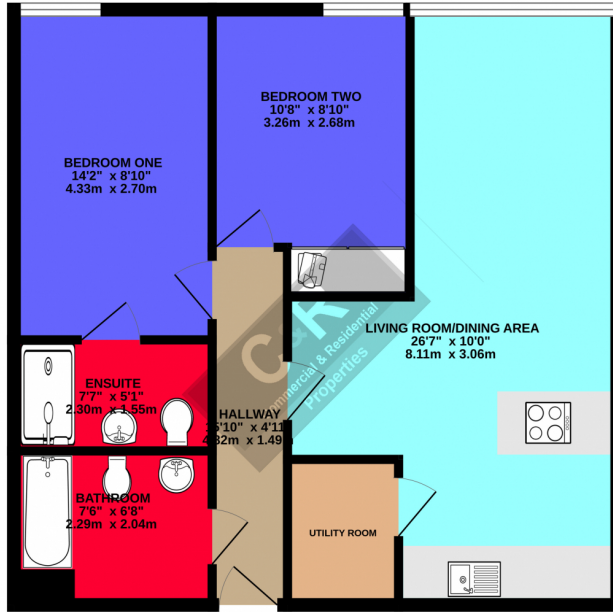
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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 753 sq.ft. (70.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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