

## Apartment 22 Lake House, 66 Ellesmere Street , Manchester, M15 4QT



This stylish SECOND FLOOR TWO BED apartment is ideally located just a short walk from Manchester city centre. Finished to an excellent standard throughout, the property features a brand NEW KITCHEN and a spacious open-plan living and dining area, complete with a Juliet balcony overlooking the beautifully maintained communal gardens. The generously sized master bedroom, accessed from the hallway, offers a calm and comfortable retreat with lovely views across Manchester. The second bedroom is a well-proportioned and versatile space, currently used as a quiet room, making it ideal as a home office or additional bedroom. The apartment also benefits from a modern bathroom fitted with a bath, shower, and WC. Residents enjoy access to landscaped communal gardens, a private underground parking space, concierge service, and well-maintained communal areas with lift access. This secure and welcoming apartment also holds an EWS1 certificate, offering peace of mind to buyers.

**Asking Price £250,000**

## COMMUNAL AREA

You are welcomed through beautifully maintained communal areas, featuring a concierge desk and lift access to all floors. Immaculately presented and meticulously cared for, this space creates an impressive arrival experience and is a pleasure to walk into.



## ENTRANCE HALLWAY

The apartment welcomes you via an elegant galley-style hallway, offering a useful storage room, discreet electric wall heaters, and a wall-mounted alarm system. Softly illuminated by two central ceiling light fittings, the hallway provides seamless access to all rooms, setting a refined and well-considered tone from the moment you enter.



## LIVING ROOM/DINING ROOM

The elegant open-plan layout effortlessly blends living, dining, and kitchen spaces, anchored by a sleek, newly fitted modern kitchen. Generous proportions allow for both refined dining and comfortable lounging. Currently styled as a chic home workspace, the room easily transitions into a luxurious living area, where you can relax on the sofa and take in the stunning views across Manchester through the Juliet balcony.



## KITCHEN

The beautifully newly fitted kitchen elevates the space, featuring a full suite of integrated appliances including a dishwasher, washer, fridge freezer, hob, and oven. Warm wooden flooring flows throughout, complemented by sleek ceiling spotlights that flood the room with natural light streaming in from the balcony. The result is a stylish, calm, and effortlessly relaxing space—perfect for unwinding or entertaining.



## MASTER BEDROOM

From the moment you step inside, the principal bedroom delivers an immediate sense of refined luxury. Soft, plush carpeting cushions every step, while a UPVC double-glazed window frames tranquil views over the rear gardens. Subtle ceiling spotlights create a warm, ambient glow, complemented by an electric wall heater for year-round comfort.

Wonderfully spacious, the room easily could accommodate bespoke fitted furniture and offers the perfect opportunity to create an elegant dressing area, elevating the space into a truly indulgent retreat should you desire.



## BATHROOM

The bathroom is a sophisticated three-piece suite, featuring a sleek bath with overhead shower and glass screen, complemented by a WC and elegant hand basin. A large wall-mounted mirror and ceiling spotlights enhance the sense of space, while part-tiled walls and flooring add a refined finish. A heated towel rail completes the room, providing both comfort and a touch of everyday luxury.

## BEDROOM 2

A generously proportioned second bedroom, comfortably accommodating a double bed, is currently styled as a cozy snug with a bed settee for guests. Versatile in function, it could easily serve as a stylish home office. Carpeted

underfoot and filled with natural light from the UPVC window to the front, the room is further enhanced by ceiling spotlights and an electric wall heater, creating a bright and inviting space.

## **PRIVATE PARKING AND OUTSIDE AREAS**

To the basement is a private secure underground parking, with one allocated space for the owner. Outside of the property at the rear are landscaped gardens, with bike racks and a lovely path walk leading you to the canal area and a walk into Castlefield and Manchester Town Centre.



## **DISCLAIMER 1**

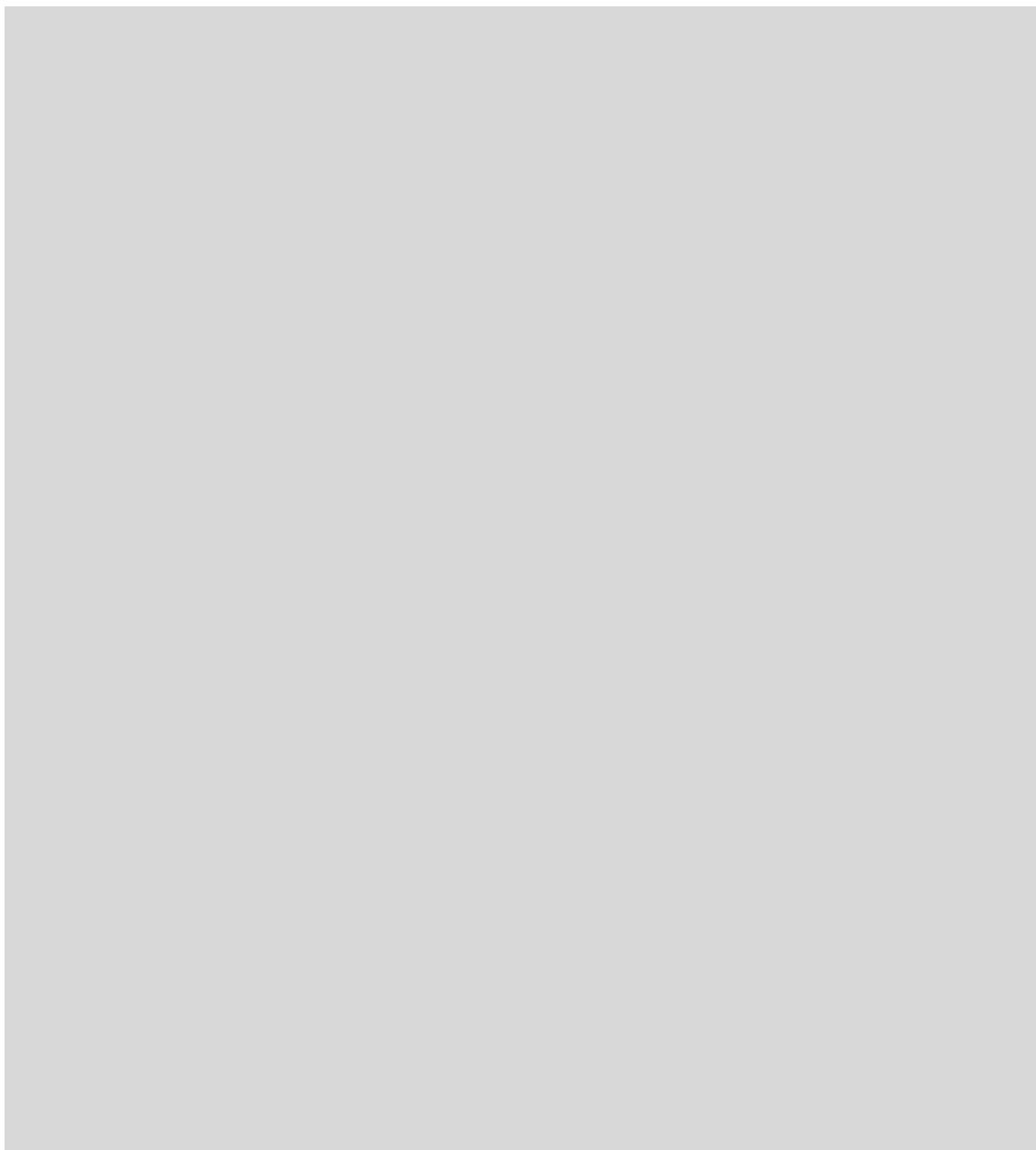
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