



# Apt 208 The Arthouse, 43 George Street, Manchester, M1 4AB

This period conversion one bedroom corner apartment is located in the heart of China Town and benefits from high ceilings, timber joists and exposed brickwork. The long entrance hall leads to all rooms, the corner living/kitchen has sash windows and exposed brickwork, double bedroom and modernised shower room with vanity sink and walk in shower. No Chain.

## Offers In Excess Of £185,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**  
**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **Entrance Hall**

Long hallway with wooden flooring, electric heater and exposed brickwork

### **Living/Kitchen**

18'7" x 11'6"

High ceilings, corner aspect with sash windows, exposed brickwork and wooden flooring. Electric heater. The kitchen has circular sink unit, oven, hob and under unit lighting, dishwasher and fridge

### **Bedroom**

9'11" x 8'2"

Large sash window, exposed brickwork, wooden laminate flooring. High level cupboard housing hot water system

### **Shower Room**

7'7" x 4'8"

Modernised shower room with vanity sink unit, w.c and walk in shower. Mirrored wall and heated towel rail.

### **Additional Information**

Service charge £2444.90  
Lease 125 Years from 2003  
Ground Rent £200 pa  
Building Managed by IPM

### **Agents Notes**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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