



# Apt 9 Culvercliff Walk, St Johns Gardens, Manchester, M3 4FL

This two bedroom duplex apartment is in the highly popular St Johns Gardens development is situated off Deansgate and within short walking distance to Beetham Tower and Castlefield. Requiring modernisation and updating throughout, it offers a great opportunity to model your own home. The accommodation comprises of a living with a Juliet balcony providing plenty of light. Open through to the 2nd bedroom/dining room and a separate kitchen. Upstairs comprises of the main double bedroom and a three piece bathroom suite. Externally the property benefits from a garage and a separate storage cupboard. UPVC Double Glazing Throughout and gas central heating. Owner Occupiers Only.

## Asking Price £270,000

### Viewing arrangements

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

#### Entrance Hall

Staircase leading to the first floor. Radiator and entry phone system.

#### Living Room

15'10" x 12'9"

Upvc double glazed double doors opening onto the Juliet balcony. Two radiators and understairs storage cupboard. Open to-

#### Dining/Bedroom Two

14'5" x 10'5"

Upvc double glazed window. Radiator. Formally Bedroom two but has been knocked through to the living room.

#### Kitchen

10'8" x 5'10"

Upvc double glazed window. The original kitchen does has a gas hob, electric oven and sink unit.

#### Landing

Storage cupboard and access to both rooms

#### Bedroom One

12'9" x 8'9"

Upvc double glazed window, radiator and wardrobes.

#### Bathroom

6'9" x 5'4"

Three piece suite with an electric shower over the bath, wash hand basin and w.c. Tiled walls and floor,

#### Downstairs Storage

Separate storage cupboard which is ideal for bikes etc and houses the combination gas central heating boiler

## External Garage

21'4" x 8'2"

The property benefits from a separate garage which has light, power and water with an electric garage door.

## Additional Information

Lease 150 Years from 1979

Ground Rent Peppercorn

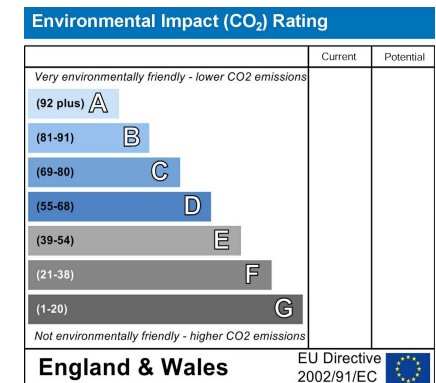
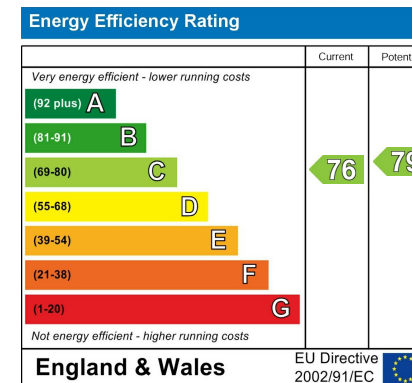
Service Charge £2198 pa

## Agents Notes

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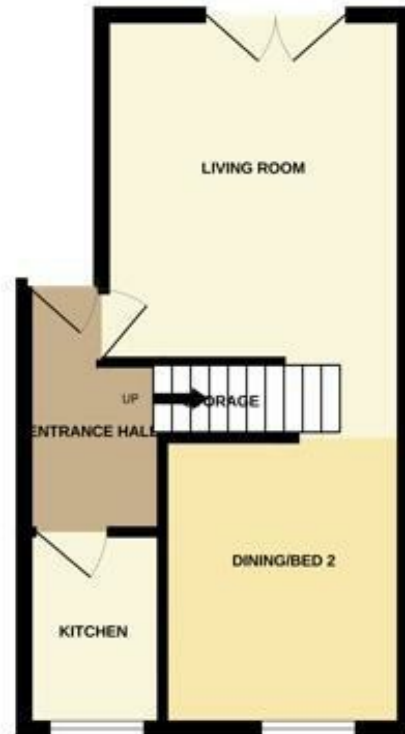
## Disclaimer

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustration purposes only.  
Made with Metropix C228



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