



Apt 89 Porchfield Square, St Johns Gardens, Manchester, M3 4FG

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. The accommodation comprises of a living with a Juliet balcony providing plenty of light, the 2nd bedroom/dining room with fitted storage and a separate kitchen with integrated appliances. Upstairs comprises of the main double bedroom and a modern bathroom suite with an enclosed shower cubicle. Externally the property benefits from a garage as well as additional permit parking and a separate storage cupboard. UPVC Double Glazing Throughout and gas central heating. The Saint John development also has very well maintained communal gardens. Owner Occupiers Only.

Asking Price £300,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

Leads to all room

Living Room

15'10" x 12'9"

Fitted carpets, radiator, double glazed UPVC window, storage.

Dining / Bedroom Two

14'5" x 10'5"

Wooden laminate flooring, double glazed UPVC window, fitted storage,

Kitchen

10'8" x 5'10"

Range of wall and base units with complimentary kitchen worktop, integrated oven / hob, plumbing for washing machine or dishwasher, double glazed UPVC window.

Landing

Storage cupboard and access to both rooms

Bedroom One

12'9" x 8'9"

Upvc double glazed window, radiator, spot lighting, fitted wardrobe.

Bathroom

6'9" x 5'4"

Part tiled bathroom with hand wash basin, low level W.C, heated chrome towel rail, fitted mirror, spot lighting, en-closed shower cubicle with rain attachment and mixer

Downstairs Storage

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

External Garage

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

Management- MCR Council

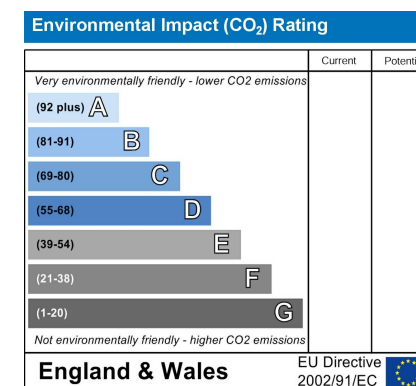
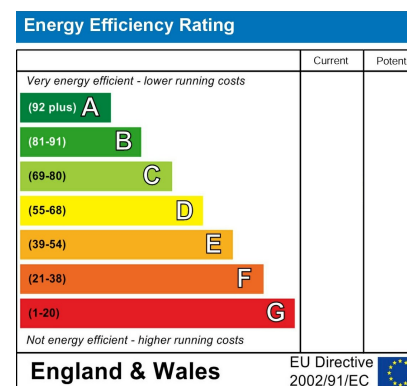
EPC - TBC

Agents Notes

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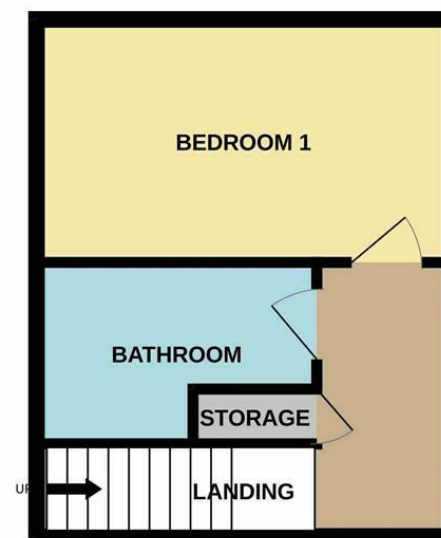
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GROUND FLOOR



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