



SADER

HOENIX

&CENTRIC

Apt 708 Phoenix, 72 Chapeltown Street, Piccadilly East, Manchester, M1 2EY

We are pleased to have for sale this two bedroom apartment found on the 7th floor of the design led development by Capital & Centric. With an abundance of modern industrial style and benefitting from a residents garden, bike storage and onsite concierge, Phoenix apartments is one NOT to be missed!

The property comprises of a spacious open plan lounge with access to a balcony, a high specification kitchen with integrated appliances, two double bedrooms with fitted wardrobes, modern family sized bathroom. A defining feature of the property being the concrete ceiling. Mortgage Buyers Welcome. EWS-1 Available.

Asking Price £290,000

Viewing arrangements

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

Kitchen / Lounge

16'5" x 21'8"

The spacious lounge has wooden flooring, spot lighting, exposed concrete ceiling, electric heater, sliding doors lead to the balcony. The high specification kitchen, includes integrated fridge / freezer, dishwasher, oven / hob and extractor fan. Inset metal sink with mixer tap. Range of wall and base units finished in royal blue with undercabinet lighting.

Bedroom One

10'4" x 8'10"

Storage, spot lighting, exposed concrete ceiling, electric heater, double glazed UPVC window, wooden flooring.

Bedroom Two

10'3" x 8'10"

Storage, spot lighting, exposed concrete ceiling, electric heater, double glazed UPVC window, wooden flooring.

Bathroom

7'5" x 8'2"

Part tiled bathroom, heated towel rail, hot water tank, bath with glass shower screen, fitted mirror with complimentary lighting, rain attachment with mixer, low level W.C, hand wash basin.

Externally

Balcony accessed through lounge.

Additional Information

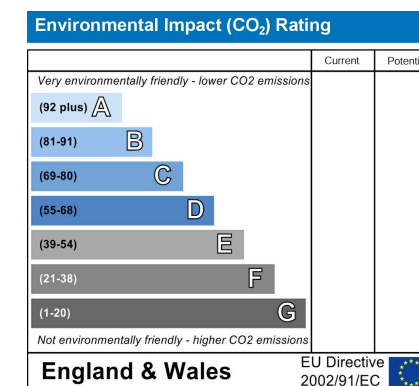
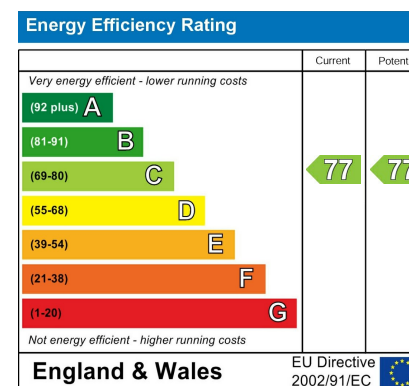
Service Charge-£3668 pa
Ground Rent- Peppercorn
Leasehold- 250 from 2015
EPC Rating- C
Council Tax Band- D
Managing Agent- Zenith

Agents Notes

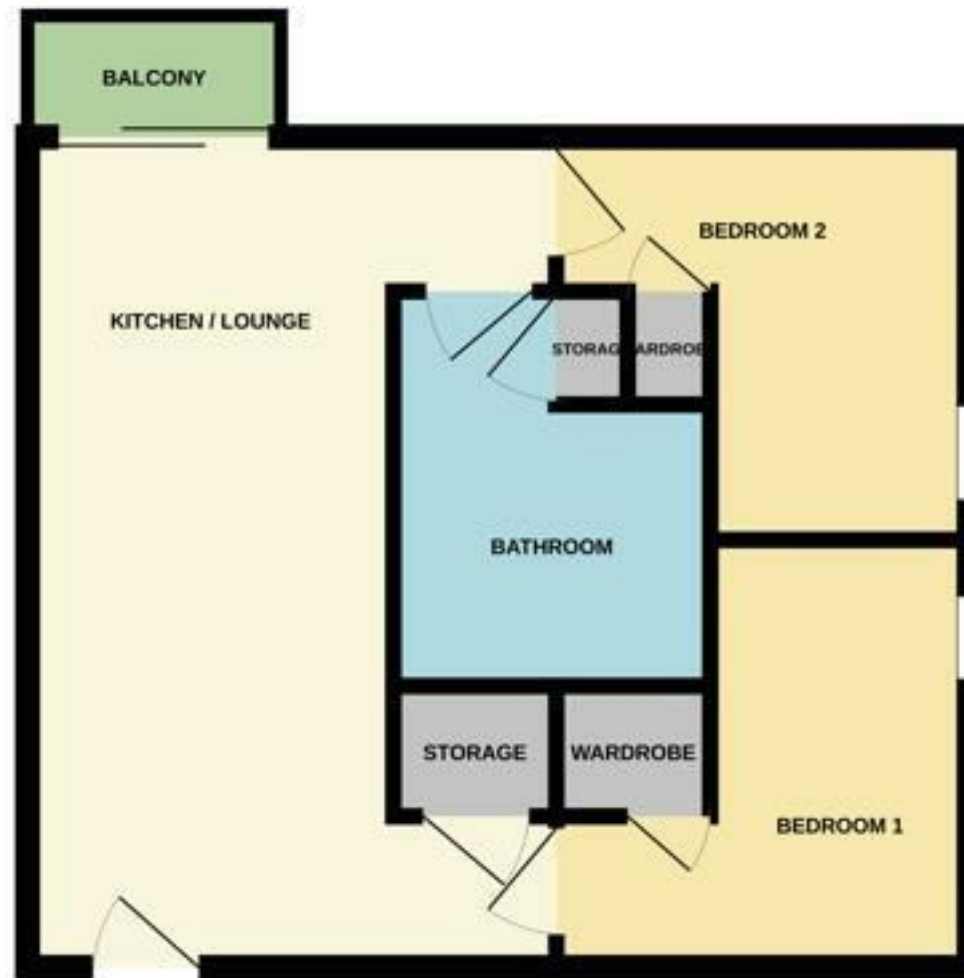
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