



## **Chepstow House, Manchester - Offers Over £350,000**

This two double bedroom apartment is located within the popular converted Chepstow House development on Chepstow Street. The property comprises a spacious living room which has large sash windows allowing lots of natural light and a separate kitchen, two large double bedrooms with an ensuite to the master, plus a main bathroom. There is one allocated parking space included too. Original features have been retained where possible with the property also benefiting from a unique turret due to its corner position. This apartment has high ceilings and sash windows in most rooms.

- Two Double Bedrooms
- Allocated Parking Space
- Two Bathrooms
- Grade II Conversion
- Centrally Located
- Minutes to Deansgate Station
- Bright and Spacious
- 15 Min Walk to Piccadilly Station



Chepstow House dates back to 1874 and is now a stunning Grade II Listed conversion development. Chepstow House is located right in the heart of the city centre, with Oxford Road, Deansgate and St Peter's Square only a couple of minutes away. All of these offer a range of bus, train and Metrolink options making travel within and out of the city centre very easy. A range of bars, restaurants, shops, cafes and theatres are all within a short stroll, offering the very best of city centre living right on your doorstep.

**GENERAL**

Rental Yield: 5.68% (based on an expected rental of £1800)  
 Service Charge: £3402.48 pa  
 Ground Rent: Peppercorn  
 Lease: 999 years from 1st January 1990  
 Council Tax Band: E, Approx. £1910.00pa  
 Square Footage: 1101 sq.ft (102.3sq.m) approx  
 Management Company: Chepstow House Management Company Ltd  
 There is no onward chain with this property.

**HALLWAY**

Laminate flooring, ceiling lights, access to cupboard housing the boiler and wall mounted heater.

**LIVING ROOM**

Three large sash windows, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

**KITCHEN**

The kitchen comprises wall and base units, built in oven with four ring hob, large sink, tiled flooring, ceiling lights and extractor.

**MASTER BEDROOM**

Large sash window, laminate flooring, wall mounted heater, ceiling lighting and access to the ensuite.

**ENSUITE**

Accessed via master bedroom, the ensuite has a large shower cubicle, WC, sink, tiled flooring, partially-tiled walls, extractor and spotlights.

**BEDROOM 2**

Sash window, laminate flooring, wall mounted heater and ceiling lighting.

**MAIN BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, extractor, spotlights, tiled flooring and partially-tiled walls.

**PARKING**

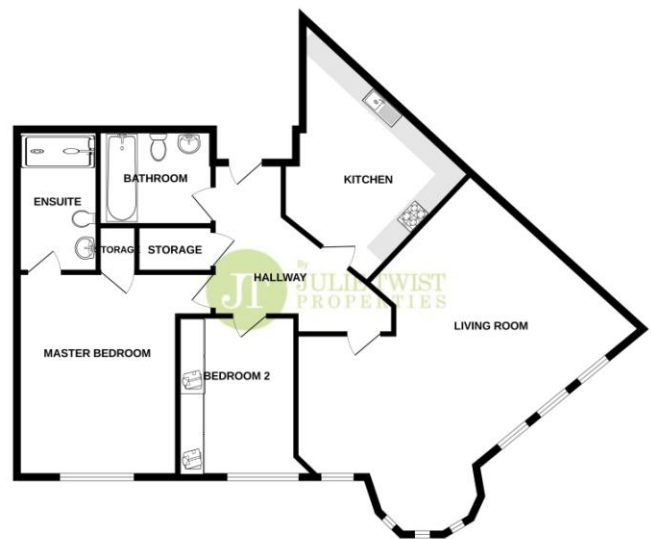
There is one secure parking space included in the sale.



5TH FLOOR  
 1101 sq.ft. (102.3 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		46
(21-38)	<b>F</b>	33	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
 2 5th Floor, Hutton House, 5 3WQ



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing description, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their availability or efficiency can be given.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.