C&R
Commercial & Residential
Properties

£299,950

St. Georges Church, Manchester, M15 4JZ

2 Bedrooms

2 Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

0161227990

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Offered to the market with no onward chain. C & R City are pleased to bring to the market this immaculately presented two bedroom triplex apartment which is set over three floors & briefly comprises entrance hall, kitchen/ dining area, to the lower level you will find two double bedrooms, a master en-suite & a spacious family bathroom. To the upper level mezzanine you will find a spacious lounge area. The property has the added benefit of a private patio area & secure allocated parking. This property would make the perfect first home or superb investment opportunity. The property is situated in the sought after Former St. Georges Church just a stones throw away from Manchester City Centre & close to all local amenities & major transport links. Viewings are highly recommended to appreciate what this property has to offer.

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Development - 'St Georges Church' is a truly unique development located a short distance from Manchester City Centre. Grade II listed, the building was a previous Church dating back to the 1826 which was thoughtfully converted into bespoke and individual apartments positioned around a central open plan vestibule/entrance hallway. Situated within a short stroll to Deansgate with all of the shops, bars and restaurants that the area has to offer as well as being within striking distance to all of the major transport links that prove easy access to the City Centre and beyond.

Communal Areas - Accessed via a secure key pad entry system into a stunning entrance vestibule complete with original stonework throughout. Stairs and a lift rise to all floors.

Total Floor Area: 110 square meters.

Entrance Hallway
Enter into the apartment via a secure door into a welcoming entrance hallway, providing access to the kitchen/diner. Access to;

Kitchen/Diner *4.40m x 4.70m (14.44ft x 15.42ft)*
A modern re-fitted kitchen comprising a range of fitted eye level and base units, a single bowl stainless steel sink and drainer unit. Appliances include a four ring hob with oven under and extractor fan over, dishwasher. Tastefully finished with integrated spot-lights to the ceiling and tiled floor throughout.

Master Bedroom *5.00m x 2.30m (16.40ft x 7.55ft)*
A beautifully presented master bedroom with built in wardrobes, space for a double bed and other appropriate furniture. The master bedroom lease to a spacious garden terrace and Master En-Suite.

Master En-Suite
A contemporary fitted En-Suite comprising of a walk in shower, low level WC and a hand wash basin. Tastefully finished with tiled floor, integrated spotlights to the ceiling and a feature radiator.

Bedroom Two *5.00m x 2.30m (16.40ft x 7.55ft)*
Spacious second bedroom, space for a double bed and other appropriate furniture.

Main Bathroom
A contemporary fitted bathroom comprising a panelled bath with mains mixer shower over, low level WC and a hand wash basin sat upon a vanity unit. Tastefully finished with tiled floor, integrated spotlights to the ceiling and a feature radiator. A built in cupboard houses the pressurised hot water system and boiler.

Lounge
Incredibly bright & spacious lounge area set on upper mezzanine overlooking kitchen/ diner & brightened by large feature window.

Lease information

Service Charge: £212.81pcm Ground Rent: £100 Per Annum. Years remaining on the lease: 105 years.

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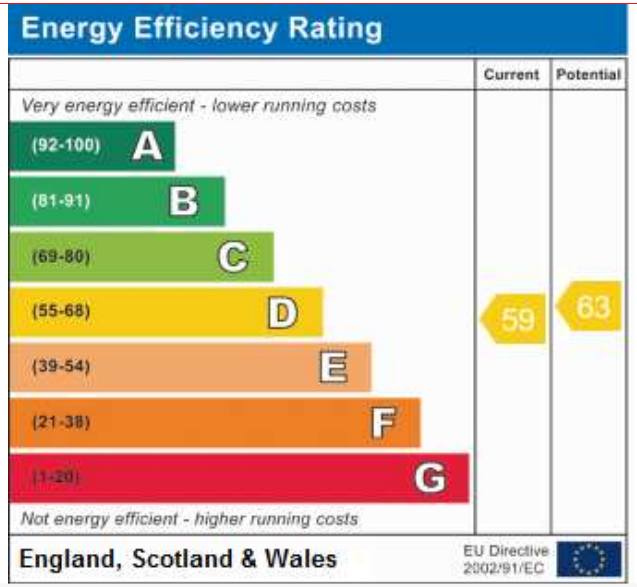

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