



Uka-Zo

PRINCE STREET

GEORGE STREET



Except cycles



Apt 404 The Art House, George Street, Manchester, M1 4AB

** CALLING ALL INVESTORS - TENANTED UNTIL JULY 2025 FOR £1000 PCM GIVING A GROSS YIELD OF 7.1% **

Jordan Fishwick are pleased to offer for sale this beautiful ONE BEDROOM duplex top floor apartment at Art House, just a stones throw away from St Peters Square. The Arthouse is a stunning converted building and the developers has managed to retain alot of the original features including beams, exposed brick, wrought iron staircase. The apartment comprises of: entrance hall, storage, bathroom, living room/kitchen. To the first floor, bedroom area with study/wardrobe area. NO ONWARD CHAIN.

Price £170,000

Viewing arrangements

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

Entrance Hall

Wooden flooring. Storage cupboard. Stairs to first floor.

Living Room/Kitchen

14'2" x 13'8"

Wall and base units with worktops over. Sink with mixer tap. Integrated fridge with freezer box. Cooker with hob and extractor over. Space for washing machine. Sash window. Spotlight. Wall mounted heater. TV and telephone point. Intercom system.

Bedroom

18'1" x 10'8"

Fitted carpet. Spotlight. Wall mounted heater. Velux.

Bathroom

Sink with mixer tap. Bath with mixer shower over. Heated towel rail. Spotlights.

Externally

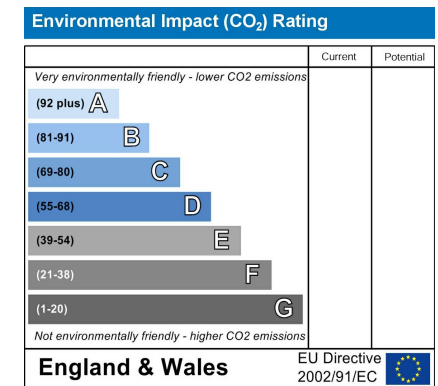
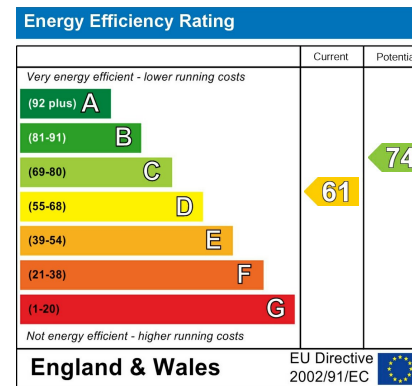
Lift to all floors. Secure fob/code entry.

Additional Information

Lease 125 Years from 2003

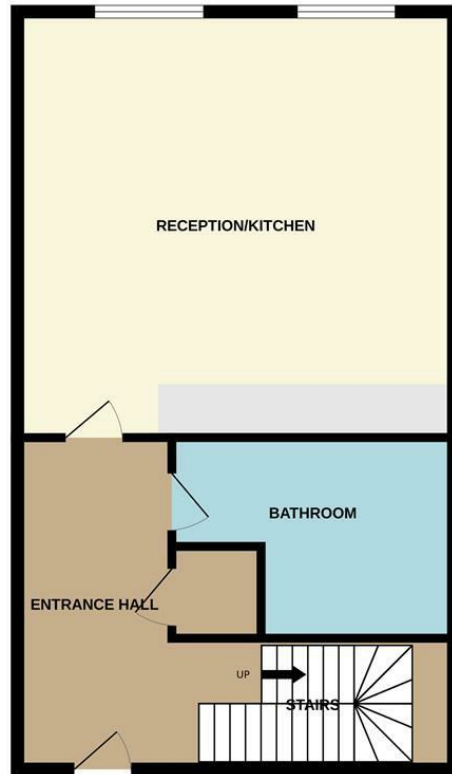
Ground Rent £200 per annum

Service charges - £2633 per annum

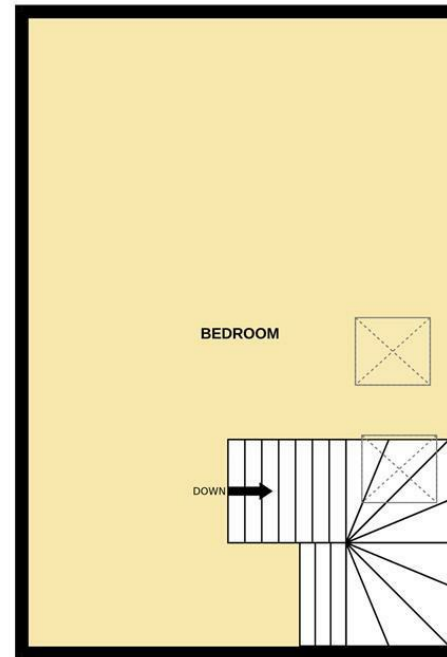




LOWER FLOOR



UPPER FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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