



Rossetti  
PLACE



# Apt 802 Rossetti Place, Lower Byrom Street, Manchester, M3 4AN

\*PRICED TO SELL - CASH BUYERS ONLY - NO SATISFACTORY EWS1 IN PLACE, HOWEVER, DEVELOPER FUNDING IN PLACE\* SERVICE CHARGE WILL BE PAID FOR THE FIRST YEAR!

Welcome to Rossetti Place, a charming apartment located in the heart of Manchester. This top-floor property boasts a spacious layout with open plan reception room/kitchen, 2 large bedrooms, and 2 bathrooms, offering ample space for comfortable living.

One of the highlights of this apartment is the lovely balcony where you can unwind and enjoy the bustling city views. The central location of Rossetti Place ensures that you are just a stone's throw away from all the amenities and attractions that Manchester has to offer.

What sets this property apart is its larger-than-average size, providing you with extra room to personalise and make it your own. Whether you are looking for a cozy urban retreat or a stylish city pad, this apartment offers the perfect blend of comfort and convenience. There is a lift servicing all floors and a concierge service. No onward chain.

Don't miss out on the opportunity to own or rent this fantastic apartment in Rossetti Place. Book a viewing today and envision the possibilities of urban living in this delightful abode.

## Price £200,000

### Viewing arrangements

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

#### Entrance Hall

Wooden effect flooring. Spotlights. Large utility/airing cupboard housing washing machine.

#### Living Room/Kitchen

23'11" x 15'10"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated fridge and freezer, microwave and dishwasher. Electric blinds. Ceiling light. 2 x Wall mounted electric heaters. TV and telephone point. Intercom system.

#### Bedroom One

15'2" x 9'4"

Fitted carpet. Electric blinds. Ceiling light. Wall mounted electric heater.

#### En-suite

Low level w/c. Shower with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point. Spotlights.

#### Bedroom Two

11'6" x 9'1"

Fitted carpet. Electric blinds. Ceiling light. Wall mounted electric heater.

#### Bathroom

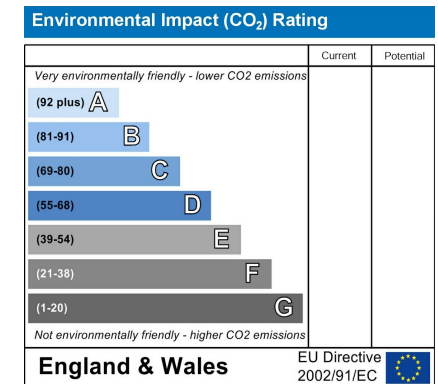
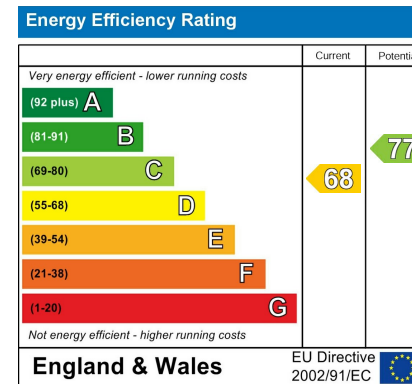
Low level w/c. Bath with mixer shower. Sink with mixer tap. Heated towel rail. Shaver point. Spotlights.

#### Externally

Lifts to all floors. Concierge service. Private balcony.

#### Additional Information

Service charges - £7600 per annum  
 Ground rent - £250 per annum  
 Lease - 150 years (less 3 days) from 31 May 2003  
 Managing Agent - First Port





## 8TH FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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