





# Apt 14 City Heights, Samuel Ogden Street, Manchester, M1 7AX

Welcome to Samuel Ogden Street, Manchester - a charming location for this delightful third-floor flat. This property boasts a large open plan reception room/kitchen, a bedroom, and a bathroom, making it a cosy and inviting space for anyone looking to settle in the heart of the city.

This building exudes character and charm, perfect for those who appreciate a touch of history in their living space. Although in need of a refurbishment, this property offers a good size, allowing for plenty of potential to create a personalised and stylish living environment.

Situated on the third floor, this flat enjoys a central location, providing easy access to all the amenities and attractions that Manchester has to offer. Whether you're looking for a peaceful retreat or a vibrant city lifestyle, this property offers the best of both worlds.

Don't miss out on the opportunity to own a piece of this historic building with character. Contact us today to arrange a viewing and envision the endless possibilities that this flat on Samuel Ogden Street has to offer. NO ONWARD CHAIN.

## Price £155,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### Entrance Hall

Laminate flooring. Storage heater. Ceiling light.

### Living Room/Kitchen

26'3" x 10'7" (max)

Range of wall and base units with worktops over. Sink with mixer tap. Space for integrated fridge/freezer, cooker with hob and extractor over. Laminate flooring. Storage heater. Ceiling light. TV point.

### Bedroom

18'1" x 10'2" (max)

Laminate flooring. Storage heater. Ceiling light.

### Bathroom

Low level w/c. Sink with 2 tap holes. Heated towel rail. Airing cubical. Ceiling light.

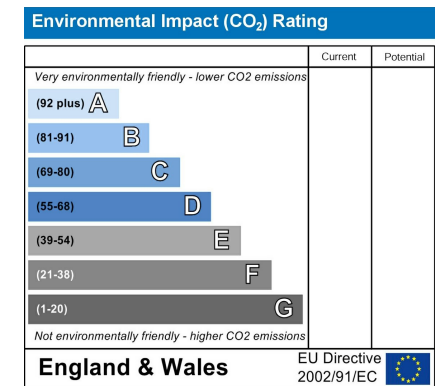
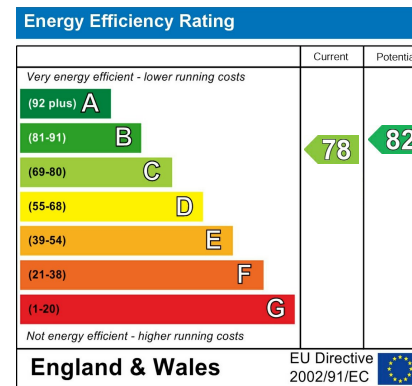
### Additional Information

Service charges - £2,684.09 per year

Ground rent - N/A

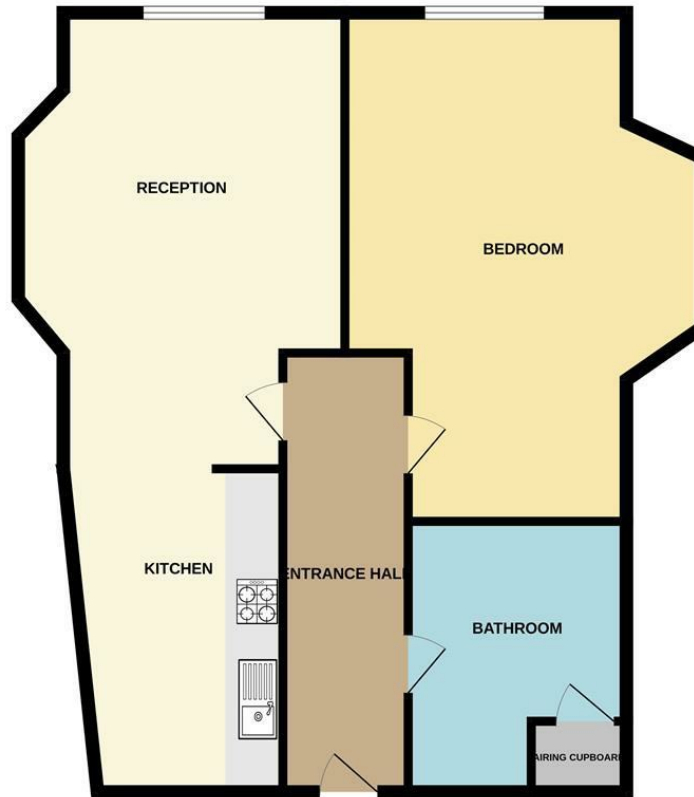
Lease - 999 year lease from 1998 with a share of the freehold.

Managing agents - HML Guthrie





3RD FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix 62024



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