



Porchfield Square, St Johns Gardens - Offers Over £200,000

Julie Twist Properties are delighted to offer this one bedroom apartment within the popular St John's Garden's development. Set on the first floor the property boasts a spacious living/dining area with patio doors opening to the Juliette balcony overlooking the communal gardens below. The kitchen is setback from the living area and offers built-in appliances and base units; the double bedroom provides built-in wardrobes and views towards the rear of the development, there is ample space for additional dressers/wardrobes; there is also a three piece main bathroom. In addition there is one garage and separate storage room included with the sale of the property.

Located just off Deansgate, you have easy access to an array of bars, shops, restaurants and transport links. The development offers a quiet and relaxing atmosphere and has the benefit of a long established resident committee and a resident caretaker/gardener.

- One Double Bedroom
- Private Garage
- Extra Storage Room
- Juliette Balcony
- Additional Parking Space
- Deansgate Location
- Short Walk to Tram stop
- Bars and Restaurants Nearby

GENERAL

Service Charge: £1800pa
 Ground Rent: Peppercorn
 Lease: 150 years from 1979
 Council Tax Band: B, Approx. £1,605
 Management Company: Jacobs
 Owner Occupiers Only

HALLWAY

Carpeted flooring, cupboard housing the boiler, ceiling lights and radiator.

LIVING ROOM

Double glazed French doors to Juliette balcony, carpeted flooring, radiator, phone/TV point, intercom entry system and ceiling lights.

KITCHEN

Set back from the living area, the kitchen comprises range of white gloss wall and base units, four ring hob with extractor over, built-in oven, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine, stainless steel sink with drainer and mixer tap, tiled flooring and ceiling lights.

BEDROOM

Two double glazed windows, carpeted flooring, built-in wardrobes, radiator and ceiling lighting.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising shower, WC, sink with mixer tap, heated towel rail, tiled walls, tiled flooring, extractor and ceiling lights.

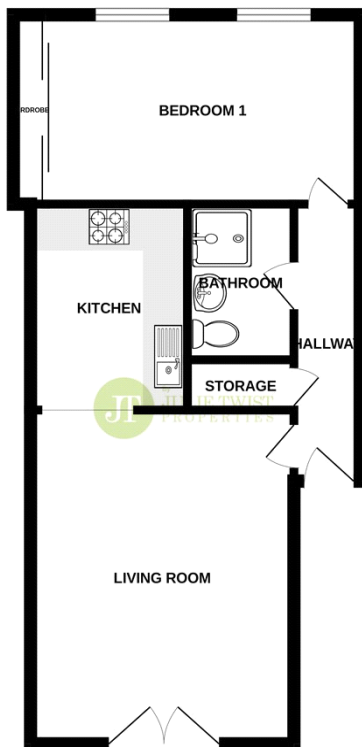
PARKING

There is a private garage included in the sale of this property, as well as a parking space outside the garage and visitor permits.

STORAGE

There is a separate storage room accessed on the ground level of the development.

470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 470 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	42 E
21-38	F		