



Rozel Square, Manchester - Offers Over £185,000

Julie Twist Properties welcomes to the market this second floor apartment, located within the popular St John's Garden's development. The property comprises a living/dining area with French doors opening to the Juliette balcony and a kitchen which is setback from the living space. There is a larger than average bedroom with built-in wardrobes, providing ample space for additional dressers/wardrobes. There is also a three piece bathroom and storage cupboard, both of which are accessed via the hallway. In addition there is one garage 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 Bedroom
- Private Garage
- Juliette Balcony
- Second Floor
- Separate Kitchen
- Deansgate Location
- Bars and Restaurants Nearby
- Short Walk to Tramstop



GENERAL

Service Charge: £1,798 per annum
Ground Rent: Peppercorn
Lease: 150 years remaining from 24 June 1979
Council Tax Band: C
Management Company: Jacobs
Owner Occupiers Only

HALLWAY

Tiled flooring, storage cupboard housing the boiler and with a radiator and ceiling lights.

LIVING ROOM

Double glazed French doors opening to a Juliette balcony, tiled flooring, fireplace, radiator, phone/TV point and ceiling lights.

KITCHEN

Set back from the living area, the kitchen comprises a range of wall and base units, integrated fridge/freezer, space and plumbing for washing machine, stainless steel sink with hot and cold tap and drainer, tiled flooring and ceiling lights.

BEDROOM

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

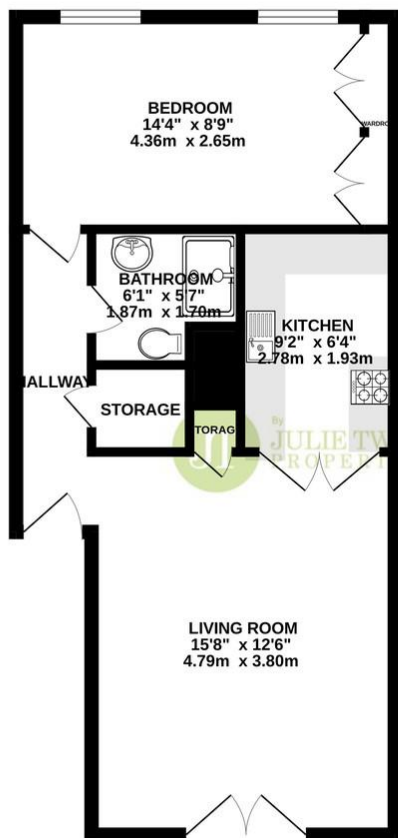
Accessed via the hallway, a three piece bathroom comprising shower, WC, sink with mixer tap, towel rail, partially tiled walls, tiled flooring, extractor and ceiling lights.

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.



SECOND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 478 sq.ft. (44.4 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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