



## **Chepstow House, 16-20 Chepstow Street**

### **Asking Price Of £340,000**

This beautifully presented two bedroom apartment is located within the popular Grade II Listed conversion development Chepstow House. Positioned on the upper ground level, this property is in fantastic condition and has been recently redecorated throughout. There is a spacious/living dining room which has large sash windows allowing lots of natural light and a separate good-sized kitchen which has fully integrated appliances. There are two double bedrooms and a large modern three piece bathroom. Original features have been retained throughout with iron columns, high ceilings and large sash windows giving the property extra character. There is also a allocated secure parking space. The furniture is open for separate negotiation.

- Two Double Bedrooms
- Allocated Secure Parking Space
- Grade II Listed Conversion
- Upper Ground Floor
- Fantastic Condition Throughout
- Minutes to Deansgate-Castlefield Metrolink
- Caretaker On Site
- 15 Min Walk to Piccadilly Station

## DESCRIPTION

Chepstow House dates back to 1874 and is now a stunning Grade II Listed conversion. The development is located right in the heart of the city centre, with Oxford Road, Deansgate and St Peter's Square only a couple of minutes away. All of these offer a range of bus, train and Metrolink options making travel within and out of the city centre very easy. A range of bars, restaurants, shops, cafes and theatres are all within a short stroll, offering the very best of city centre living right on your doorstep.

## GENERAL

Rental Yield: 5.3% (Based on expected rental of £1500pcm)  
Service Charge: £3036 pa  
Ground Rent: Peppercorn  
Lease: 999 years from 1990  
Council Tax Band: E, Aprx £2207.14 pa  
Management Company: CKCS Ltd  
There is no onward chain with this property.

## HALLWAY

Spacious hallway, wooden flooring, radiator, feature iron column, cupboard housing the boiler and storage cupboard.

## LIVING ROOM

Two large sash windows with fitted wooden shutters, wooden flooring, phone/tv point, 3 x radiators and spotlights.

## KITCHEN

Separate kitchen comprising range of wall and base units with work surfaces and upstand, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher, built-in oven and separate microwave/grill, Belfast sink with mixer tap, four ring induction hob with extractor hood over, tiled flooring, spotlights, radiator and frosted window to the living area allowing natural light.

## BEDROOM 1

Wooden flooring, large sash window with fitted wooden shutters, radiator and ceiling lighting.

## BEDROOM 2

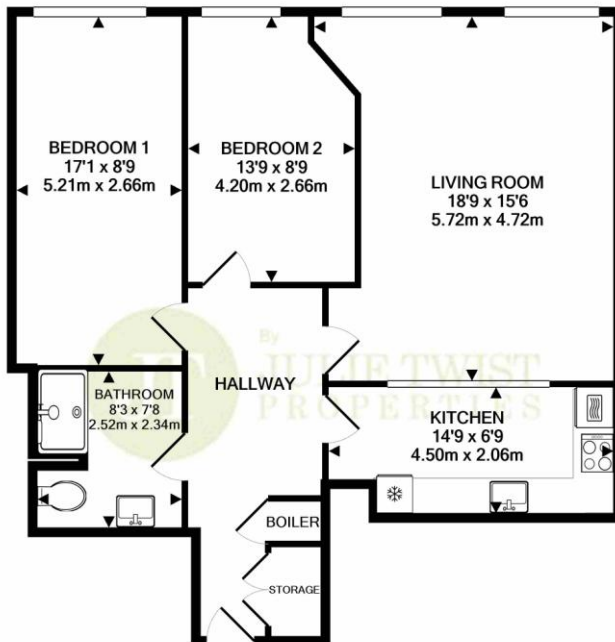
Wooden flooring, large sash window with fitted wooden shutters, radiator and ceiling lighting.

## BATHROOM

Three piece bathroom comprising double shower cubicle, WC, sink with mixer tap, shaver point, heated towel rail, part-tiled walls, tiled flooring, under-floor heating, extractor and spotlights.

## PARKING

There is one allocated secure parking space included within the sale of the property.



TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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