



**2 Bed Apartment**

**£245,000** Leasehold

30 Princess Street, Manchester, M1

**Key Features**

Two large double bedrooms • Two bathrooms • High ceilings • Prime central location • Original sash windows

## Full Description

We are pleased to offer this stunning two double bedroom apartment in the heart of Manchester city centre. Set on the edge of China Town, everything is on your doorstep; from the great transport links of Picadilly station to department stores such and Selfridges and of course dozens of great restaurants.

The spacious apartments briefly comprises a large entrance hall leading onto an open plan living and kitchen area. The original sash windows are a great feature and the high ceiling give an airy and light feel.

There are two large double bedrooms, the master at the front of the property benefits from fitted wardrobe and an en suite with walk in shower. There is a separate main bathroom with a shower over the bath. Viewing is highly recommended!

Currently let at £950 pcm, tenancy due to end on the 15.07.2022. £1,200 pcm achievable.

Lease is 125 years from 25 March 2001.

Service charge £150 per month.

Ground rent is £150 per year.

### LOUNGE

5.69m (18' 8") (max) x 3.84m (12' 7")

### KITCHEN

3.30m (10' 10") x 1.70m (5' 7")

### BATHROOM

1.68m (5' 6") x 2.11m (6' 11")

### MASTER BEDROOM

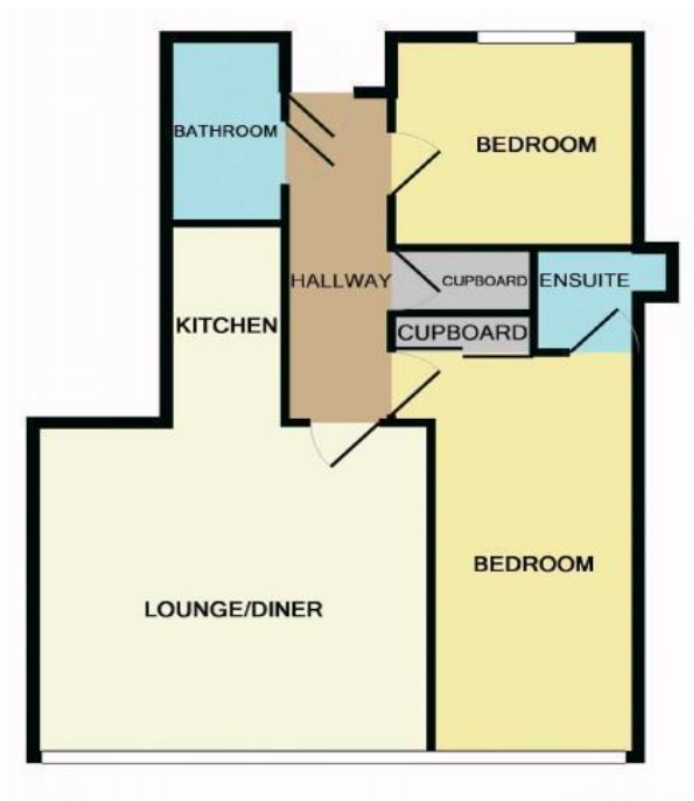
4.37m (14' 4") x 2.74m (9' 0")

### ENSUITE SHOWER ROOM

2.21m (7' 3") x 1.55m (5' 1")

### BEDROOM 2

3.63m (11' 11") x 2.72m (8' 11") (max)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		