



Arundel Street, Manchester

£425,000 Leasehold

Three bed townhouse

Description

A UNIQUE 3 BED TOWNHOUSE SET ACROSS 4 FLOORS WITH A PRIVATE ROOF GARDEN AND GARAGE IN THE ROOF GARDENS DEVELOPMENT IN CASTLEFIELD. The property benefits from three double bedrooms, family bathroom, open plan living and dining room, fully fitted kitchen and ground floor WC.

To the ground floor is the first of the three double bedrooms, a downstairs W.C and storage/utility cupboard. To the first floor are the two remaining double bedrooms and main three piece bathroom suite. On the third floor is the modern kitchen and open plan lounge area. The kitchen features high spec appliances such as dishwasher and a large family size fridge and freezer. The top floor is the private decked roof terrace with views over the internal courtyard, perfect for a sunny day in Manchester.

As the property is situated in the Castlefield area there are many local amenities such as Regent Retail Park which has such stores as Sainsburys, Boots and Costa and also JD Gyms. If you do not wish to walk the short distance to the centre of Manchester were you can find all sort of entertainment such as restaurants and bars you can walk for a few minutes to Cornbrook tram stop.

Council Tax Band: C

Tenure: Leasehold (244 years)

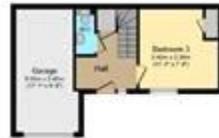
Ground Rent: £400 per year



Service Charge: £919.06 per year

Tenure

Leasehold



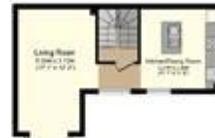
Ground Floor

Floor area 34.0 sq. m. (366 sq. ft.) approx



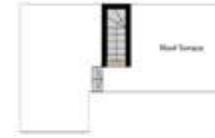
First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx



Second Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx



Third Floor

Floor area 2.0 sq. m. (22 sq. ft.) approx

Total floor area 103.0 sq. m. (1,109 sq. ft.) approx

This floor plan is for illustrative purposes only and does not represent the actual property. The position and size of doors, windows, and other features are approximate. Unauthorised reproduction prohibited. © 2024/2025/26



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>