



Porchfield Square, Manchester

Offers Over £345,000 Leasehold

2-bedroom apartment

Description

Discover this exquisite top floor Penthouse 2-bedroom apartment nestled in the heart of Deansgate, featuring communal gardens, a garage and driveway, a storage room, and a balcony. Located in the sought-after St Johns Gardens, just off Deansgate, this property is within walking distance of the iconic Beetham Tower.

Inside, you'll find a spacious living and dining area, a well-appointed kitchen with granite worktops, two generous double bedrooms (one with a large built-in double wardrobe), and a bathroom with a walk-in shower, heated towel rail, and underfloor heating.

A standout feature of this city centre gem is the inclusion of 2 dedicated parking spaces in the garage and driveway, visitor parking, and an additional storage room—rare finds in this location. The development also boasts beautifully maintained communal gardens, providing a tranquil space to unwind and relax.

The property's prime location places you within easy reach of vibrant bars, restaurants, and retail outlets. Plus, the Deansgate Castlefield tram stop and train station are just a short stroll away, ensuring convenient travel connections.

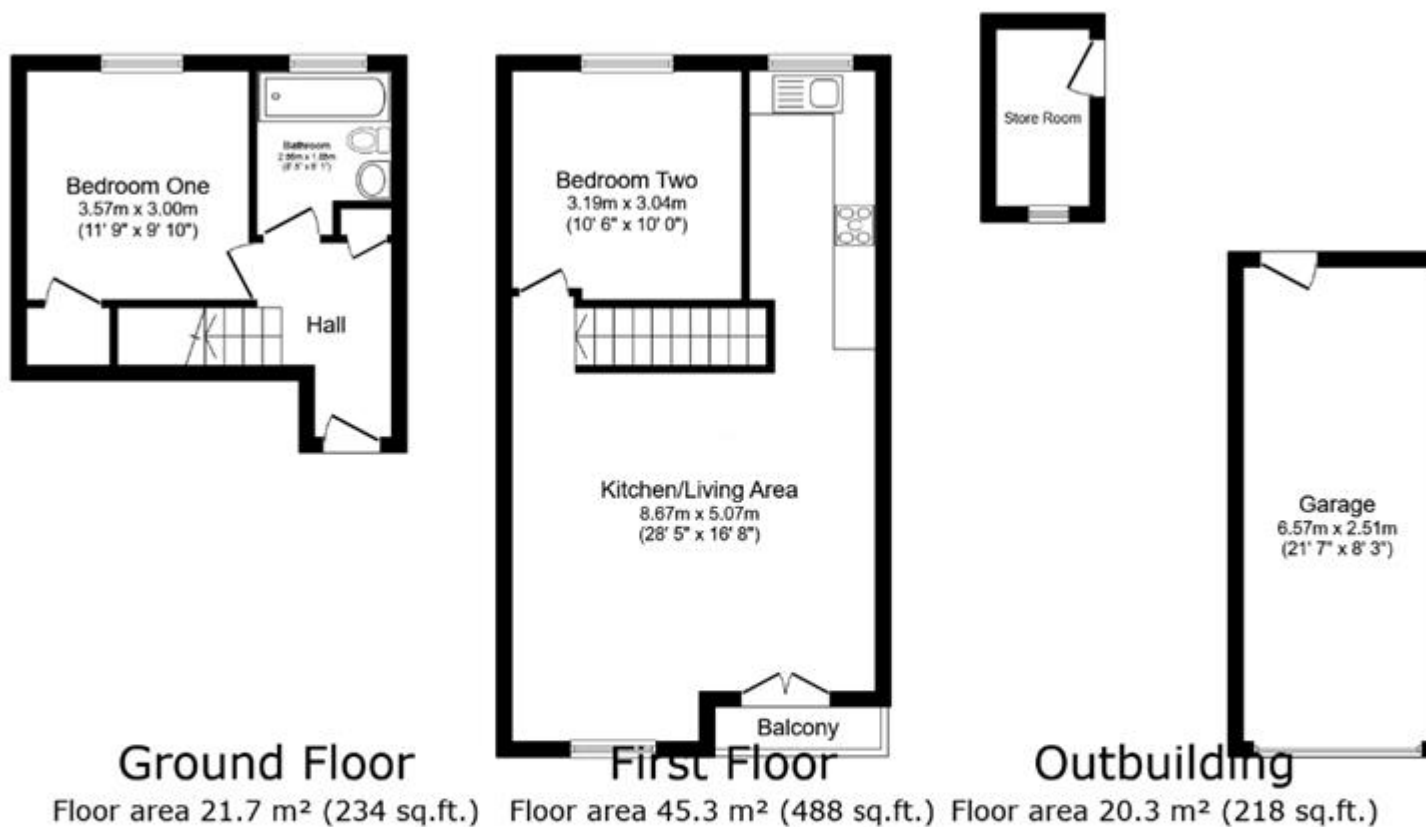
Council Tax Band: D (Manchester City Council)
Tenure: Leasehold(104 years)



Service Charge: £2,198 per year
Ground rent - Peppercorn
Service charge includes buildings insurance
The current lease on this apartment has been extended.
Parking options: Driveway, Garage, Residents
Garden details: Communal Garden

Tenure

Leasehold



TOTAL: 87.3 m² (940 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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