



Rozel Square, Manchester

£225,000 Leasehold

One bed apartment

Description

A generously sized 1-bedroom apartment located in the highly desirable St John's Gardens, right in the heart of Deansgate. The property includes a Juliet balcony, parking, a garage, a storage room, and access to beautifully maintained communal gardens.

Step into this beautifully modernised and spacious one-bedroom apartment, perfectly positioned on the first floor. Recently updated throughout, the property boasts a bright and airy open-plan kitchen, dining, and living area that opens onto a charming Juliet balcony - ideal for letting in natural light and fresh air.

The apartment features a generous double bedroom, a sleek and stylish bathroom, and a welcoming hallway. The property benefits from its own garage and driveway, offering both convenience and secure parking.

Ideally situated, this property puts you just moments from lively bars, popular restaurants, and a variety of shops. For added convenience, Deansgate-Castlefield tram stop and train station are only a short walk away, offering excellent transport links in and out of the city.

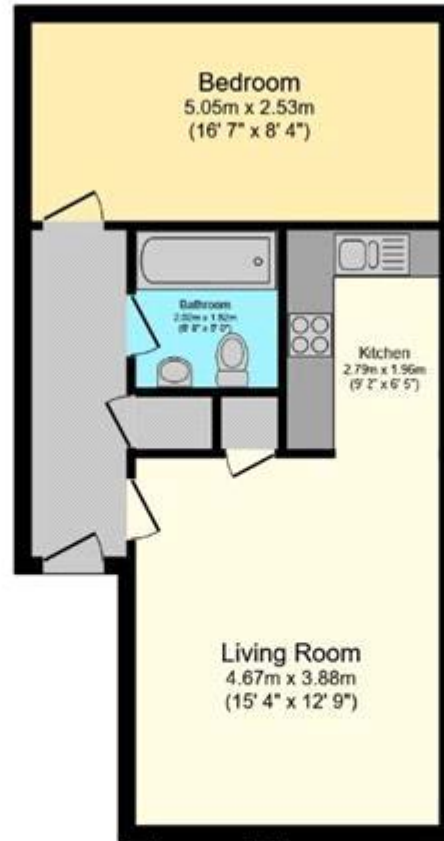
Perfect for first-time buyers or downsizers (owner-occupiers only), this home blends modern comfort with practical living in pristine surroundings.



Council Tax Band: C (Manchester City Council)
Tenure: Leasehold (104 years)
Service Charge: £2,198 per year
Ground rent - peppercorn
Parking options: Garage, Off Street
Garden details: Communal Garden

Tenure

Leasehold



Floor Plan

Floor area 48.5 sq.m. (522 sq.ft.) approx

Total floor area 48.5 sq.m. (522 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

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