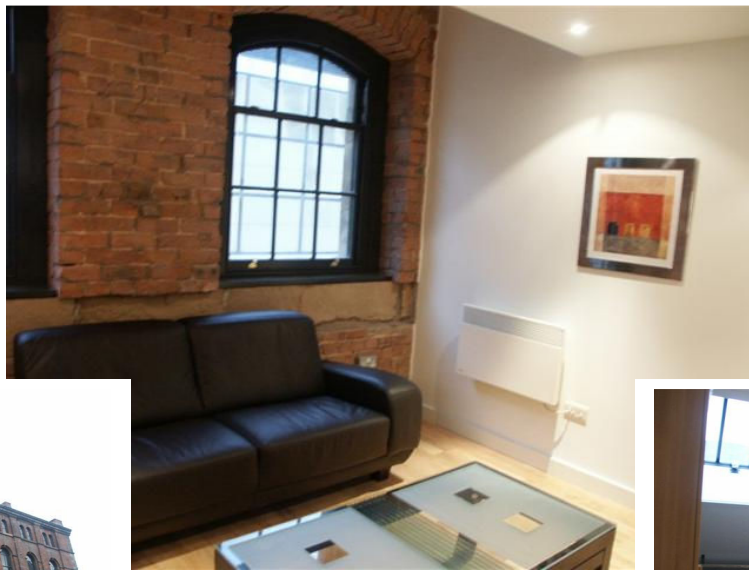


**403 The Arthouse
51 George Street
Manchester
M1 4AB**



£122,950

The Arthouse, situated in the heart of Manchester City Centre just on the edge of China Town and The Village offers the aesthetics of true loft living within the framework of a stunning Victorian warehouse. This one bedroom, duplex apartment comprises of open plan living/dining area, fully fitted kitchen with Baumatic fridge, freezer, oven and ceramic hobs and washer/dryer, bathroom with white suite and mosaic tiles to floors and walls and to the upper level is a double bedroom. The property also features exposed beams, solid timber flooring and ornate sash windows.

City Centre of Manchester

Fourth floor

Duplex Apartment

Tenanted

Conversion

Good condition

403 THE ARTHOUSE
43 GEORGE STREET
MANCHESTER
M1 4AB

HALL:

Laminate flooring. One single power point. Wall mounted electric panel heater. Two flush ceiling down lights.

CUPBOARD:

Housing hot water system and storage.

STAIRS:

Beige carpet with light pendant.

BATHROOM:

L-shaped with three piece white suite, chrome fittings and over the bath shower with glass screen. Tiled floor, partly tiled walls to wet areas. White heated shower screen. Large mounted wall mirror with shelf below. Three flush ceiling downlights. Ceiling mounted extractor fan.

LOUNGE:

Three double power points. Telephone/satellite/television points. Five flush ceiling downlights. One wall mounted electric panel heater. Features exposed brickwork.

KITCHEN:

Range of base and wall units with chrome handles. Steel worktops. Two single power points. Integrated washer/dryer/ceramic hob/oven and extractor fan. Round sink with round drainer. Four counter top downlights.

Leasehold Property : 150 years

Council Tax Band: C

Service Charges: £813.84 per annum as of 2011

Ground Rent: £200 per annum

Managed by Eddisons Block Management, Manchester

ADDITIONAL PHOTOS

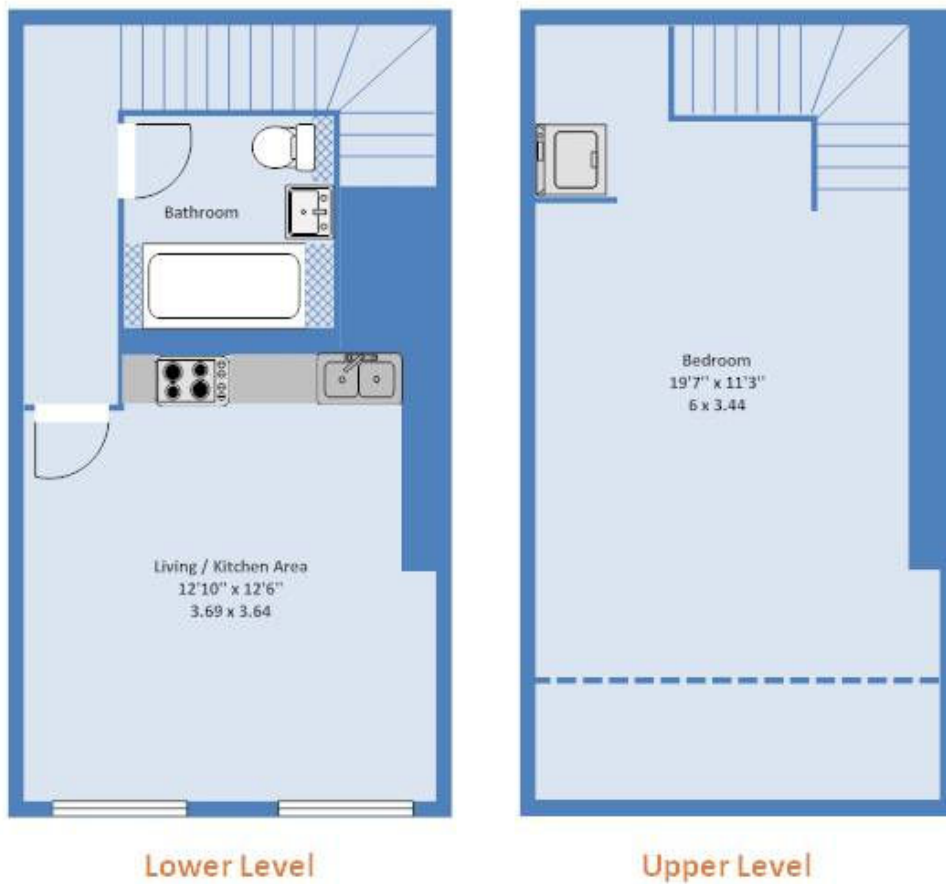


FLOORPLAN

FLOORPLAN

Apartment 403 the Arthouse
Manchester

Approx Gross Floor Area = 553 Sq. Feet
= 51.38 Sq. Meters



FOURTH FLOOR

For illustrative purposes only. Not to scale.

Important Notice

No checks have been made on any other services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment on the property.

Please note that the details within these information sheets should be verified by you. All measurements are approximations and have been taken with the use of "sonic tape" some degree of variation should be allowed. Rather than be duplicated in the description, measurements and area may only be referred to in the floorplan section

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Sunday : 12pm and 3pm