



Lawrence Copeland
town & city centre



FOR SALE

Apartment 50 Chepstow House, 16-20 Chepstow Street, Manchester M1 5JF

PRICE: **£350,000** *furniture, furnishings & freestanding appliances available by separate negotiation

Located in the heart of Manchester's busy, bustling City Centre, situated within one of the newly fashionable areas lies one of the City's most imposing Victorian buildings. Originally built in 1874, Chepstow House was the creation of Samuel Mendel, in his day one of the City's leading entrepreneurs, one of the world's most respected textile merchants and noted patron of the arts. Since that time the building has dominated the corner of Chepstow Street and Great Bridgewater Street, its elegant façade is a prime example of Victorian architecture and outstanding in its fine detail. This Grade II listed building was lovingly restored to its original splendour by Beezer Homes in 1991. Its interior has been transformed into 76 prestigious one and two bedrooled apartments creating an opportunity for a superb place to live within the heart of the City Centre. Its location is a feature itself, right in the centre surrounded by all the facilities of the North West's premier commercial and shopping metropolis. Chepstow House couldn't be more ideally located for the business person, tired of the daily routine of commuting. Every facility is right at hand and yet it is set back away from the busy bus route besides the impressive G-Mex and Bridgewater Hall. We are pleased to offer for sale this superb, elegantly refurbished recently in 2015, level 2 apartment occupying a corner position to the side and the rear of the development overlooking the Bridgewater Hall and central basin and fountain. The apartment has a bright airy feel, electric heating system, secondary glazing, intercom entry and communal lift. Truly impressive character apartment. Viewing not to be missed.

ACCOMMODATION

Ground Floor - Communal Reception Entrance Porch

Grand communal Reception Entrance Hall, recently refurbished, with staircase and lift to all floors, communal 2nd floor landing with impressive light wells and atrium walkways leading to apartment.

L-shaped reception entrance hall with dark oak strip flooring, built-in airing cupboard and glazed double entertaining doors to beautiful and elegant **Lounge/Dining Room (rear/side)** measuring 21'10 (6.65m) x 11'6 (3.51m) with extensive sashed windows to the rear and side with views overlooking the Bridgewater waterfront basin and fountain, dark oak finish strip flooring, two storage heaters with lattice radiator cabinets, glazed serving hatch to the Kitchen, cornices, picture rail and glazed double Entertaining Doors to the Hall.

Separate, high specification, refurbished Kitchen/Breakfast room (side) measuring 17'6 (5.33m) x 8'10 (2.69m) with ceramic tiled floor, extensive side window, serving hatch and glazed window to lounge/dining room, high specification fitted units with Corian worktops and contemporary grey doors incorporating a range of wall and base cupboards, extractor hood, ceramic hob, stainless steel electric under-oven, integral dishwasher, recess for fridge/freezer, integral washer/dryer, fitted breakfast bar and bench seat, Belfast sink, ceramic tiled splashbacks.

Master Bedroom One (rear) measuring 12'2 (3.71m) x 10'10 (3.30m) with two tall sash windows with secondary glazing, dark oak finish strip flooring, storage heater, lattice radiator cabinet and door to **luxury En-suite Shower Room/WC combined** with high specification white designer style suite comprising low level WC, feature wash hand basin, glazed shower door to tiled shower cubicle with shower, ceramic tiled walls, mosaic ceramic tiled floor, chrome ladder radiator, mirrored vanity cabinet.

Bedroom Two (rear) measuring 12'10 (3.91m) x 8'10 (2.69m) with sash window with secondary glazing and deep sill, dark oak finish strip flooring, storage heater with lattice radiator cabinet, cornices.

Luxury refurbished Master Bathroom/WC combined with white Victoriana style Burlington suite with chrome fittings comprising low level WC, pedestal wash hand basin, roll edge bath with shower attachment, marble tiled floor, dado rail and half panelling, feature shower cubicle with fixed glazed screen and mega shower head.

Outside

There is a secure designated car parking space.

Other features of the development/apartments include high ceilings, Victorian windows, on-site Concierge and parcel collections (AM only, weekdays).

Service Charge

There is a service charge (including water) payable to the management company and further details are available on request from our office.

Directions

Travelling along Deansgate in the direction of North Manchester, proceed under the Bridgewater Viaduct, turning second left at Beetham Tower into Great Bridgewater Street. Proceeding again under the viaduct, through the traffic lights onto a further continuation of Great Bridgewater Street, where Chepstow House can be found set back from the road on the left hand side just behind the Peveril of the Peak.

Local Authority is Manchester City Council

To View please telephone our office for an appointment

Note: The condition of the system and/or appliances is not known

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

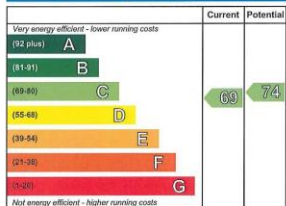


Flat 50 Chepstow House
16-20, Chepstow Street
MANCHESTER
M1 5JF

Dwelling type: Mid-floor flat
Date of assessment: 14 April 2011
Date of certificate: 15 April 2011
Reference number: 8269-6924-8950-2574-0996
Type of assessment: RUSAP, existing dwelling
Total floor area: 96 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

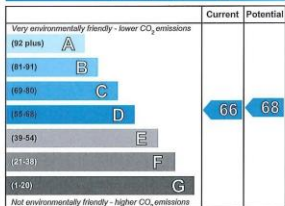
Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	248 kWh/m ² per year	235 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	3.4 tonnes per year
Lighting	£126 per year	£63 per year
Heating	£319 per year	£300 per year
Hot water	£180 per year	£180 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2017



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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