



HENRY  **WILTSHIRE**

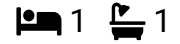
www.henrywiltshire.co.uk

Henry Wiltshire Limited Company Registration No. 07120440 VAT Registration No. 994 397 354

Registered Office: 2 Laybourne House, Admirals Way, Canary Wharf, London, United Kingdom E14 9UH

Rozel Square, Manchester, M3 4FQ

Guide Price £192,500



Rozel Square forms part of the popular St John's Gardens which is an OWNER OCCUPIER ONLY development ideally located off of Deansgate, Manchester. Set around a manicured communal garden and having a very community vibe to it.

Properties such as these are rare to come market and early viewing is recommended.

Located on the first floor the property comprises of : Communal entrance, giving access to the garage, stairs to the first floor private entrance hallway, spacious living area with French Doors to a Juliette balcony overlooking the gardens, storage cupboard, kitchen, double bedroom to the rear with built in wardrobes, bathroom with shower and storage cupboard.

The property has the added benefit of a single garage and parking.



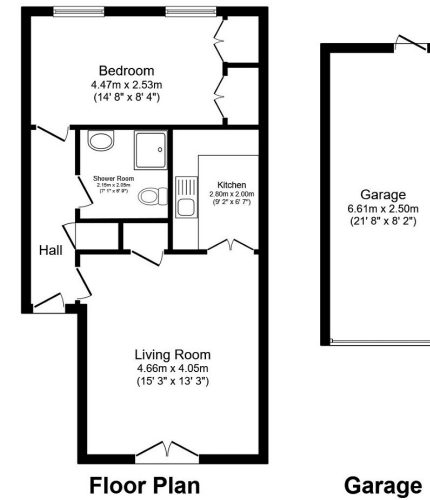


Floor Area
711 sq. ft.

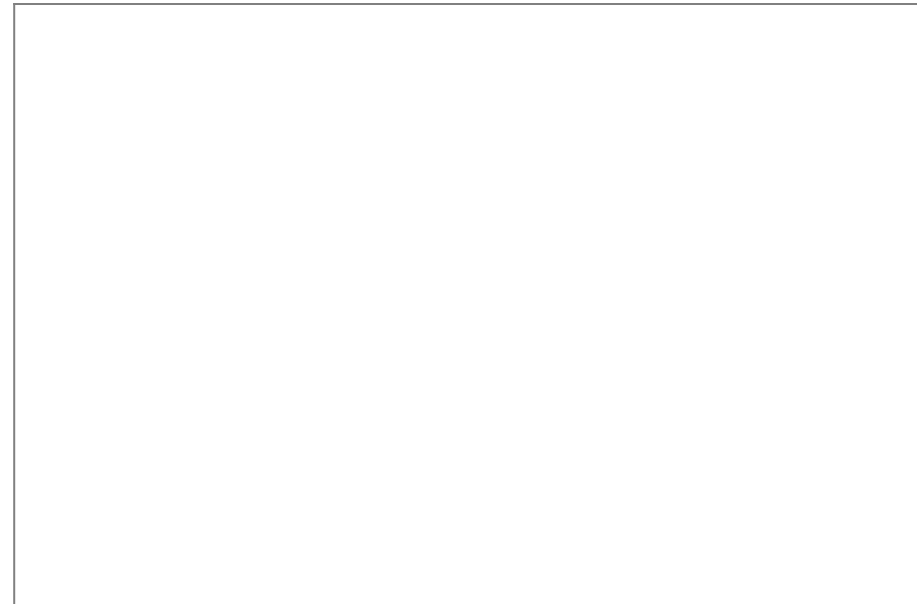
Tenure
Leasehold

Service Charge
£1798 per annum

Ground Rent
£0 per annum



Total floor area 66.0 sq.m. (711 sq.ft.) approx.
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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for Henry Wiltshire. Powered by www.focalagent.com



UK Offices | Canary Wharf - E14 | Nine Elms - SE1 | Royal Docks - E16 | Bow - E3 | Hayes, Middlesex - UB3 | Manchester - M2

International Offices | Dublin | Abu Dhabi | Hong Kong | Singapore

