



RESIDE
—
MANCHESTER



Lancaster House Whitworth St
City Centre, Manchester, M1 6LQ

Asking Price £260,000



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A spacious two bedroom apartment located on the third floor of this unique grade II listed Building, Lancaster House.

High ceilings throughout the apartment giving an immense sense of space and large windows flood the living area with natural light. A large open plan kitchen/living area, mezzanine, two double bedrooms and one bathroom.

Residing on Whitworth Street, the location of this building is extremely central, close to Piccadilly, Oxford Road, the Village and all the City Centre has to offer. Viewings are highly recommended.

Lancaster House

Lancaster House located on Whitworth Street is a former packing and shipping warehouse built between 1905 and 1910 for Lloyd's Packing Warehouses Limited, which had become the dominant commercial packing company in early 20th century Manchester. It is a Grade II* listed building as of 2 October 1974.

The Tour

The apartment is located on the 3rd floor of Lancaster House. You enter into a spacious hallway with carpeted flooring throughout and a mezzanine offering additional space.

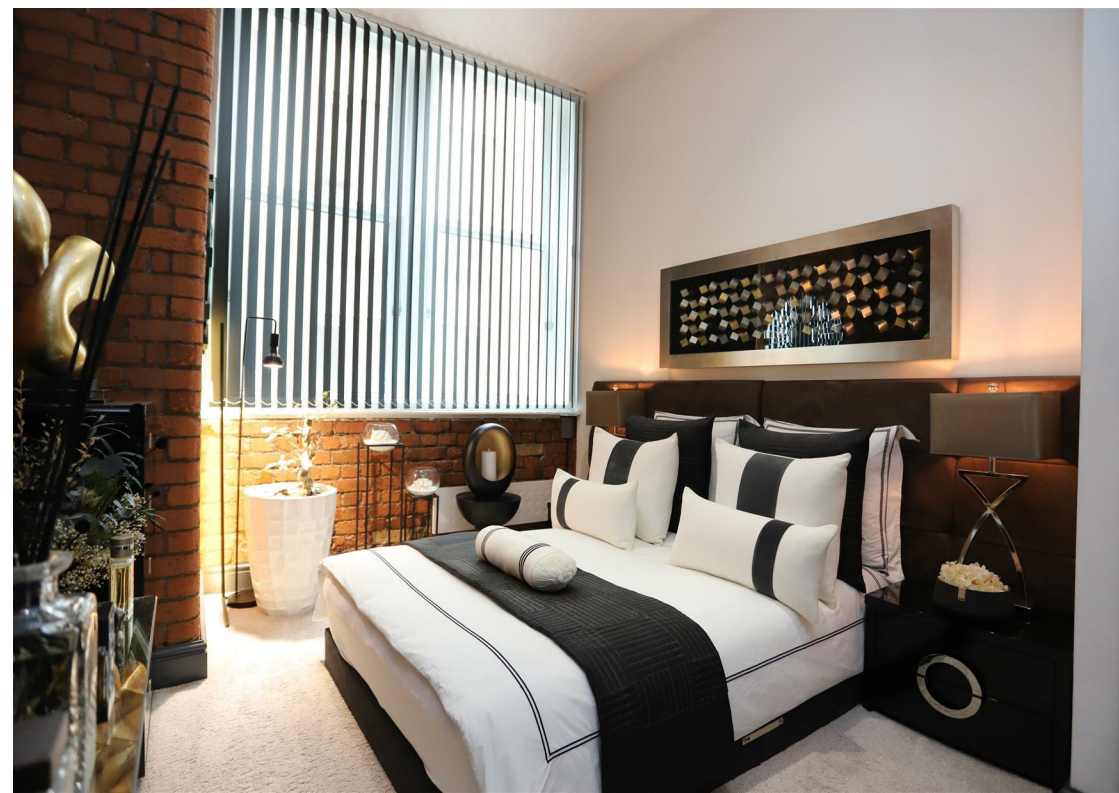
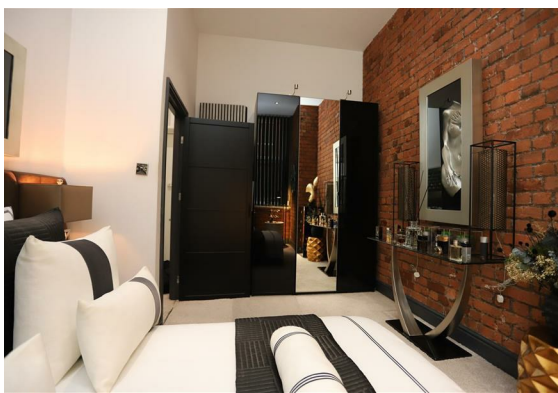
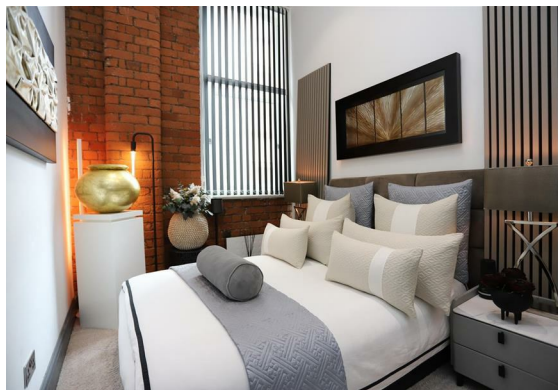
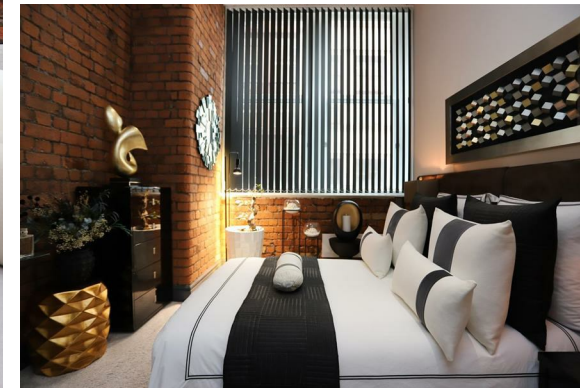
Living Room/Kitchen: Large open plan, with large windows flooding with natural light, TV satellite point and wall mounted electric heaters. The kitchen includes a countertop fridge with a freezer drawer, dishwasher, washing machine, hob and electric oven.

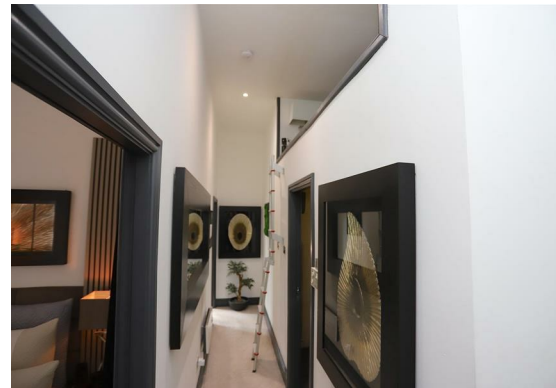
Bedroom 1: Fully carpeted bedroom with TV and satellite points wall mounted electric heater. Benefitting from a large window.

Bedroom 2: Fully carpeted bedroom, large window and wall mounted electric heater.

Bathroom: Tiled bathroom offering a three piece suite and a walk in shower and a heated towel rail. The boiler room is situated just off the bathroom.

The scale the ceilings are all over 11ft throughout the property.





The Area

Lancaster House benefits from an extremely central location, with so many attractions of the city centre walking distance. Both Piccadilly and Oxford Road train stations are only a short walk away, making this location perfect for commuters who travel by rail. Many bars, restaurants and coffee shops are also within walking distance, such as The Refuge, Kampus and everything the Northern Quarter has to offer. Manchester New Square is conveniently located across the road and will bring more facilities to the area such as a supermarket and a bakery/coffee shop, making the area even more attractive.

Lease Information

Length of lease: 125 years.

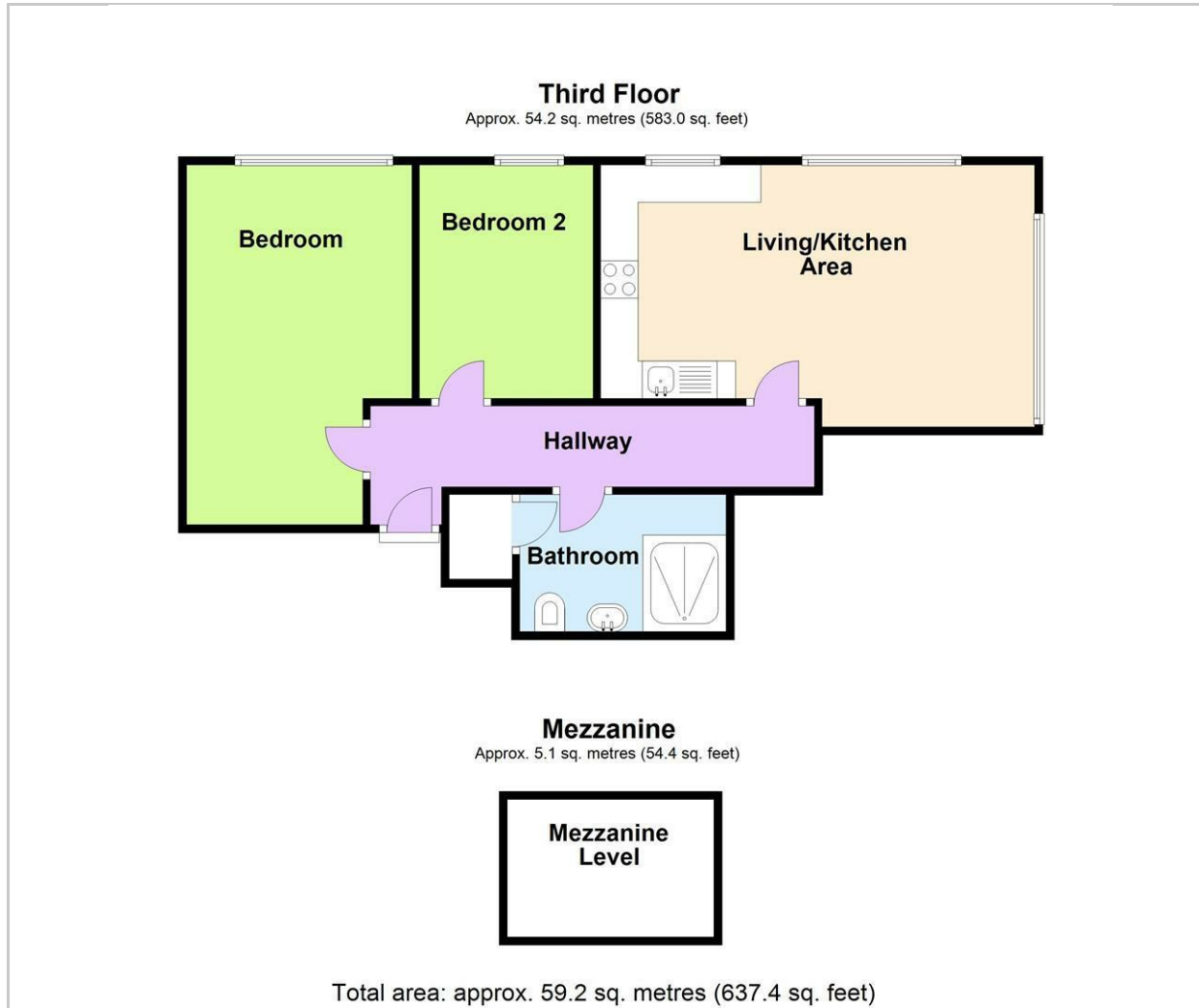
Ground rent: Peppercorn.

Service Charge is £4,549 pa.

- Two Double Bedrooms
- One Bathroom
- Renovated Apartment
- Original Features
- Mezzanine
- EPC Rating C
- Open Plan Living Kitchen Area
- Central Location
- High Ceilings (Approx 3.415 Meters)
- Immaculate Condition



Floor Plan



Viewing

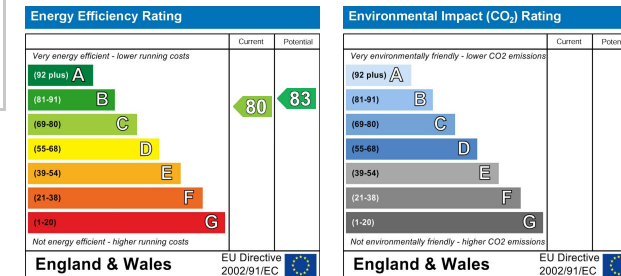
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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