



RESIDE

MANCHESTER



115 Vicus 73 Liverpool Road  
Castlefield, Manchester, M3 4AQ

**Asking Price £260,000**



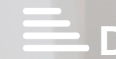
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## 115 Vicus 73 Liverpool Road

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Spacious two bedroom apartment in Vicus in the exciting Castlefield Area, only a 30 second walk from Deansgate.

Offering two double bedrooms, family bathroom, spacious winter garden and secure parking.

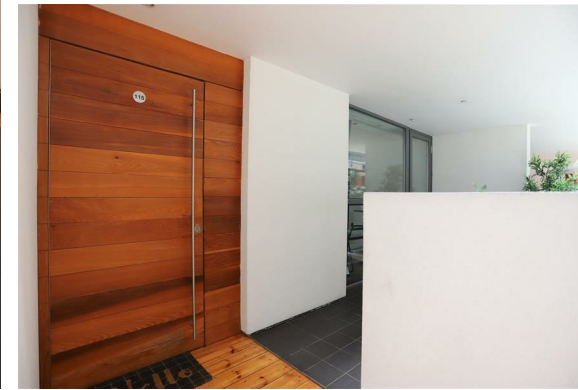
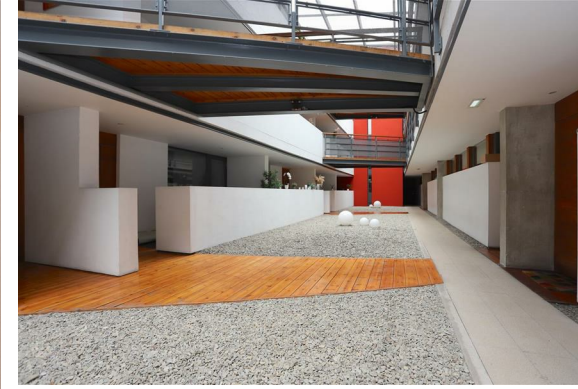
Located on Liverpool Road, just a stone's throw away from numerous bars and restaurants in Castlefield. Manchester City Centre and Spinningfields are both conveniently located within walking distance.

To arrange a viewing please contact the sales team on 0161 837 2840.

### Vicus

In Roman times, a "Vicus" referred to a civilian settlement that developed around a Roman fort, providing essential services such as shops, taverns, and entertainment. Today, in the heart of Manchester, on the site of an ancient Roman location, "Vicus" blends these classic elements—elegance, space, and light—with modern luxury to craft inspiring apartments, duplexes, and penthouses.

The concept of Vicus is based on the most up-to-date advances in design and construction, conveniently located opposite The Museum of Science and Industry. The bright development features a spectacular 4-storey atrium and "Winter Garden" balconies. Gleeson's approach to creating better constructed, energy-efficient and easier to maintain homes has won Gleeson prestigious industry awards and a strong reputation.





### The Tour

Upon entering, you're greeted by the large hallway, which leads off to the living area, bathroom and both bedrooms. Laminate flooring throughout the living room, hallway and kitchen. The spacious living room leads out onto the "Winter Garden", providing you with an outdoor space, perfect for entertaining. The kitchen is well-equipped with integrated appliances; a CDA fridge/freezer, Smeg hob, Bush oven and Hoover washing machine. The carpeted double bedrooms feature large windows that flood the room with natural light, with a storage cupboard conveniently fitted in bedroom 1. The bathroom is fitted with the classic white collection from Roca, including a shower, vanity unit, wall hung sink and toilet. This is complemented by tiled flooring and partially tiled walls for a polished finish.

### The Area

This vibrant metropolis is a shopper's dream, filled with designer stores like Harvey Nichols and Selfridges. You'll also discover world-class restaurants, clubs, concert halls, cafés, and bars located nearby. At Vicus, everything is within easy reach, from the tram and railway networks to motorway access.

The Castlefield Bowl, an outdoor concert venue, is a popular spot for live music events and festivals, while the Museum of Science and Industry provides visitors with an immersive experience of Manchester's industrial history, all on your doorstep.

Castlefield is an inner-city conservation area. It is a unique and historic district, renowned for its beautifully preserved canals, industrial heritage, and Victorian architecture. The area was once home to the Roman, and its rich history is still visible in the many historical sites and monuments throughout the neighbourhood.

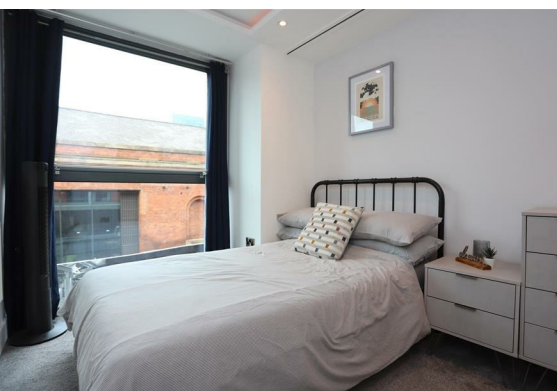
### Lease Information

Lease Length - 130 years remaining.

Service Charge - £2550 per annum.

Ground Rent - £250 per annum.

- Two Double Bedrooms
- One Bathroom
- Secure Parking Included
- Central Location
- No Onward Chain
- EPC Rating D
- Outdoor Garden Space
- Owner Occupiers & Investors Welcome



## Floor Plan

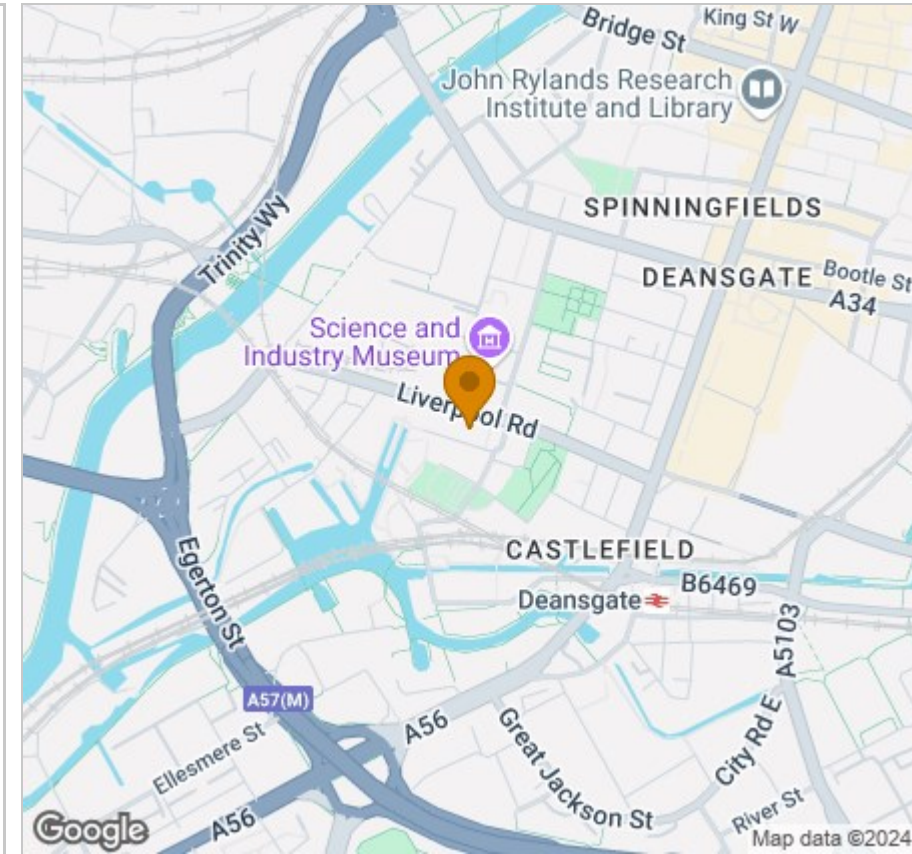


## Viewing

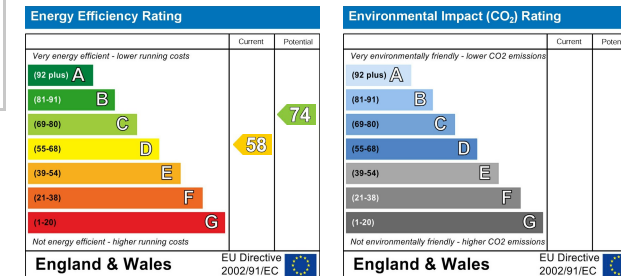
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



249 Deansgate, Manchester, Greater Manchester, M3 4EN

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com