



RESIDE
—
MANCHESTER



Great Northern Tower 1 Watson Street
, Manchester, M3 4EP

Asking Price £310,000



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An immaculate two bedroom two bathroom apartment located on the third level above the mezzanine in Great Northern Tower.

An open plan living / kitchen area providing you a great sense of space, with a spacious balcony over looking Great Northern Square. The development benefits from its central location and 24 hour concierge.

Residing at Great Northern, you are seconds away from Deansgate where many bars and restaurants are located and only a few minutes walk from St Peters Metro-Link.

Contact the sales team on 0161 837 2840 to book a viewing.

The Tour

Great Northern Tower located in the heart of Manchester and remains one of the most sought after developments within the City Centre.

The development is entered via secure communal entrance with 24 hour concierge service.

Wooden front door leads in to the reception hallway, with laminate flooring, electric radiator, two built in storage cupboards with one housing a Hotpoint washer dryer and doors radiating to the rest of the accommodation.

Living/Kitchen: Laminate flooring, TV, FM, cable and phone points, with multi paned double glazed floor to ceiling windows leading to a spacious balcony. The kitchen is fitted with a range of wall and base mounted units with complementary work surfaces, incorporating stainless steel sink and drainer as well as integrated fridge freezer, dishwasher, oven and hob. Tiled splash backs with a range of spotlights.

Bedrooms: Carpeted flooring, storage heater and multi paned double glazed large window.

Bathroom: Fitted with a white three piece suite incorporating panel bath with electric shower over, hand wash basin and WC. Tiled flooring with partial tiled walls and a heated towel rail.





The Area

Situated in the heart of the City, it lies close to several key attractions and amenities. Nearby, you'll find the bustling Deansgate, renowned for its shopping, dining, and entertainment options. The vibrant Spinningfields district, with its array of upscale bars, restaurants, and offices, is also within easy walking distance.

Additionally, cultural landmarks such as the Manchester Opera House and the Museum of Science and Industry are conveniently close, making this development a prime location for both living and enjoying the best of Manchester.

Lease Information

Length of Lease - 150 years from 2003 (129 years remaining).

Service Charge - £3,699 per annum.

Ground Rent - £413 per annum - reviewed every 10 years.

- Two Double Bedrooms
- Two Bathrooms
- Great Views
- Spacious Balcony
- No Chain
- EPC Rating C
- Central Location
- 24 Hour Concierge



Floor Plan

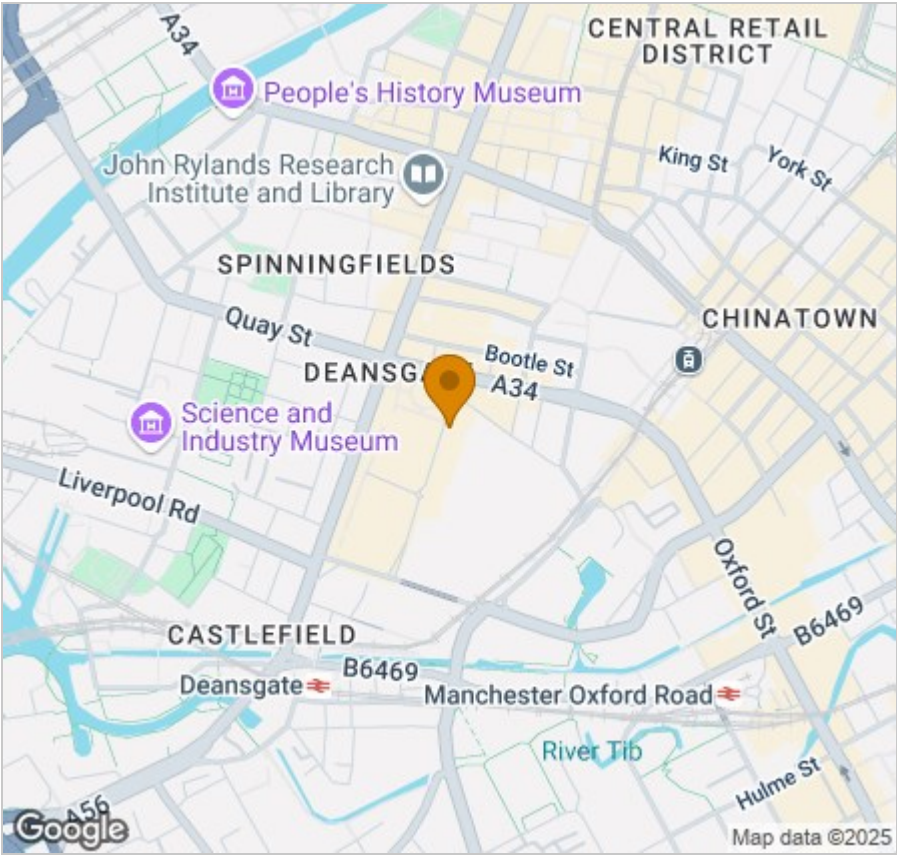


Viewing

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

