



RESIDE  
—  
MANCHESTER

309 Chatsworth House 19 Lever Street  
Northern Quarter, Manchester, M1 1BY

**Asking Price £197,000**





## 309 Chatsworth House 19 Lever Northern Quarter, Manchester, M1 1BY

A perfectly located two-bedroom apartment, situated on the third floor in Chatsworth House. The apartment benefits from two bathrooms, and an open plan living area, with the kitchen being set back from the living room. It is located on the corner of the building offering a dual-aspect view.

Located right in the heart of the popular Northern Quarter, you have everything you could possibly need right on your doorstep including independent shops, restaurants, bars and cafes.

If you are after some retail therapy, the apartment is just a short walk away from Manchester Arndale, as well as a 10-minute walk to the New Islington Marina.

Tenanted until 21st August 2025.

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

### The Tour

The apartment is located on the third floor of Chatsworth House. You enter into a spacious hallway with doors circulating to the rest of the accommodation.

**Living Room/Kitchen:** Spacious living area, TV satellite point and wall mounted electric heaters. The kitchen which is set back from the living space, includes a free standing fridge/freezer, washer dryer, frameless hob and electric oven.

**Bedrooms:** TV and satellite points and wall mounted electric heater. Primary bedroom benefits from an en-suite. Second bedroom benefits from two access points, the lounge and the hall.

**Bathrooms:** Partial tiled bathroom offering a three piece suite and a shower over the bath with a heated towel rail, with the en-suite offering a three piece suit with a walk in shower.



### The Area

The Northern Quarter is one of the most exciting areas in Manchester City Centre. Historically associated with the textile industry and wholesale markets. Nowadays the Northern Quarter is a hub for independent bars, restaurants and coffee shops. The likes of Evuna, Butchers Quarter and Just between friends are favourites of the current owners. Everything you need is literally on your doorstep, whether it's visiting Stevenson Square to enjoy drinks in the sun or popping into the Arndale centre for some shopping.

### Lease Information

Length of lease: 125 years commencing on 31st May 2001, 103 years remaining.

Service charge: £3,492.60 per annum

Ground rent: £150 per annum

EWS1 Form Rating B1

- Two Double Bedrooms, Two Bathrooms
- Tenanted Until 21st August 2025
- Close to Manchester Arndale
- EWS1 Form Available
- No Chain
- EPC Rating C
- Parking Included
- Northern Quarter
- Corner Unit
- Third Floor Apartment

Floor Plan

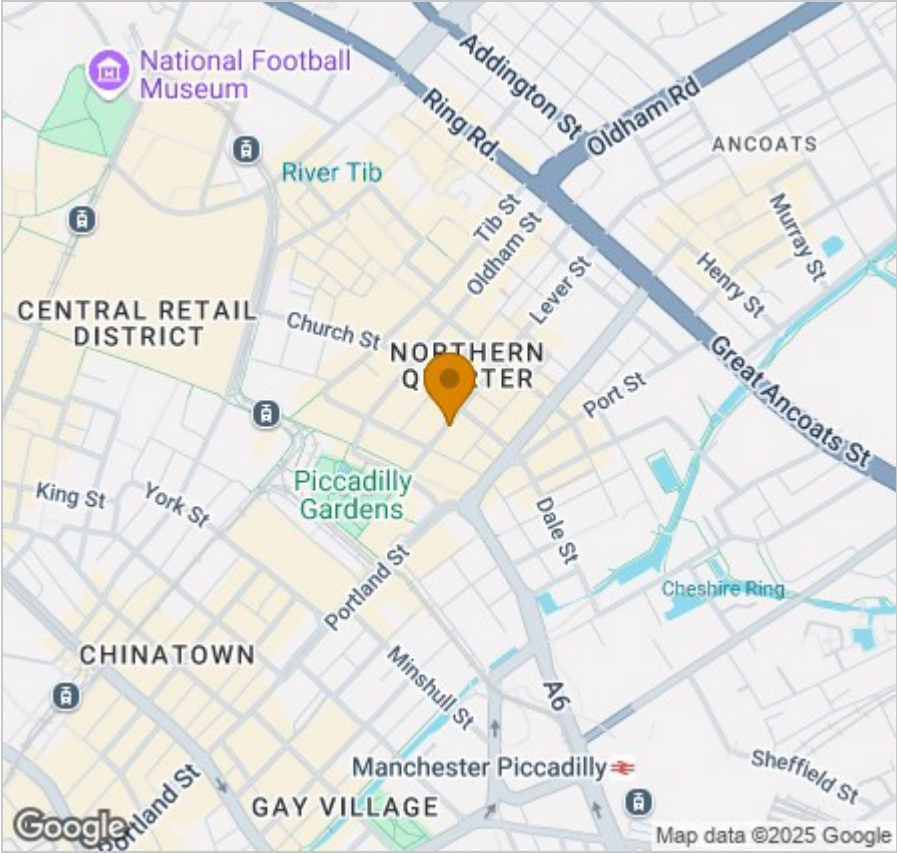


Viewing

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

