



RESIDE
MANCHESTER



183 Water Street
Manchester, M3 4JU

Asking Price £200,000



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183 Water Street is a boutique conversion development, ideally situated just a 10-minute walk from Deansgate, making it an excellent choice for young professionals working in the city centre. This ground-floor one-bedroom apartment features impressive high ceilings and large windows that flood the living space with natural light. The bright and generously sized living area offers ample room for relaxation, as well as space to create a home office if required. The apartment also benefits from secure parking.

Please call the sales team on 0161 837 2840 to arrange a viewing!

The Tour

The apartment is accessed via an open-plan living area that immediately feels bright and spacious, enhanced by high ceilings and large windows that allow an abundance of natural light. Wooden flooring runs throughout the living area and kitchen, while the bedroom is finished with carpet for added comfort. Electric panel heaters are installed in both the living area and bedroom.

The kitchen is positioned to the right of the entrance and is partially open to the living space via a small serving-style opening. It is well equipped with a tiled splashback, freestanding fridge, Neff oven, hob and extractor fan, along with a Montpellier dishwasher. The recently renovated bathroom features a fully tiled room, with a walk-in shower, WC, basin and sink with backlit mirror.

The bedroom is generously sized, offering ample space for a large bed and storage, and benefits from two large windows that further enhance the apartment's bright and airy feel.





The Area

Water Street is ideally positioned just a 10-minute walk from Deansgate and Castlefield. The area has seen significant redevelopment in recent years, with further projects planned that will continue to enhance the location. Nearby, Regent Retail Park offers a range of shops, a gym and a coffee shop, all within easy reach of the apartment.

Leasehold

Lease Length - 999 years from 1999
Service Charge - £1270.56 per annum
Ground Rent - Peppercorn

- Characterful Apartment
- Walking Distance To City Centre
- Secure Parking
- Large Windows
- High Ceilings
- EPC rating D
- Recently Renovated Bathroom
- Suitable For Owner Occupiers Or Investors

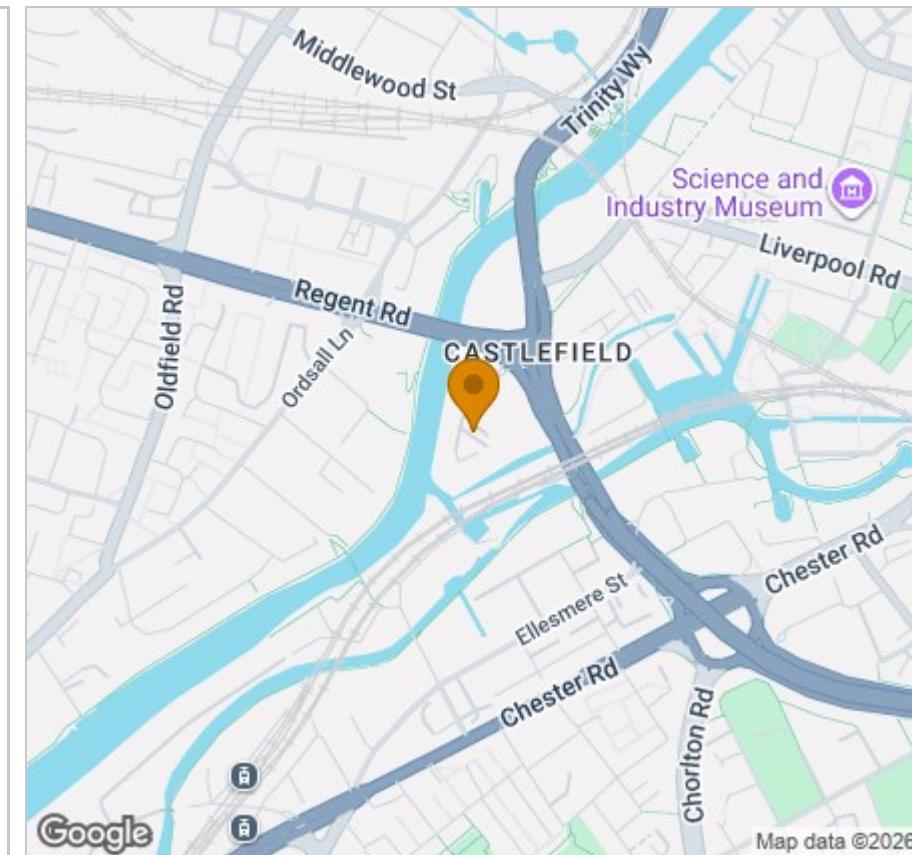
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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