



5 Brewer Street | Manchester | M1 2ER

Asking Price £270,000

The
**GOOD
ESTATE**
AGENCY

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Nestled in the vibrant Northern Quarter, this splendid two-bedroom apartment at Vantage Quay offers a perfect blend of modern living and urban convenience. Spanning an impressive 775 square feet, the property boasts a spacious reception room that is ideal for both relaxation and entertaining. The apartment features two well-appointed bedrooms, each designed to provide comfort and tranquillity, complemented by two stylish bathrooms that are fully tiled for a contemporary finish.

One of the standout features of this residence is the three Juliet balconies with canal views, which invite natural light and provide delightful views of the surrounding waterside development. The modern fitted kitchen is a culinary enthusiast's dream, equipped with all the necessary amenities to create delicious meals.

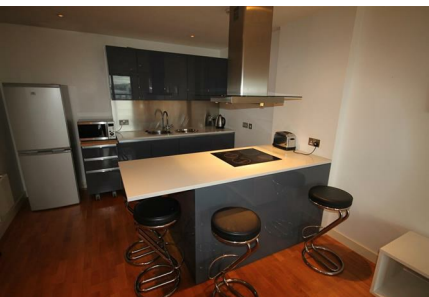
Situated on the first floor, this apartment also includes secure allocated parking for one vehicle, ensuring convenience in this bustling area. The Northern Quarter is renowned for its eclectic mix of shops, cafes, and cultural hotspots, making it a sought-after location for those who appreciate city life. Additionally, its proximity to Piccadilly Station offers excellent transport links, making commuting a breeze.

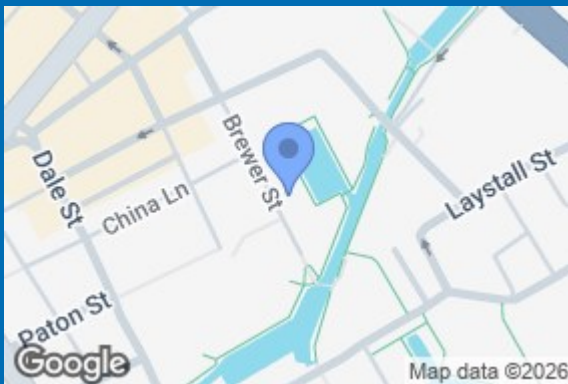
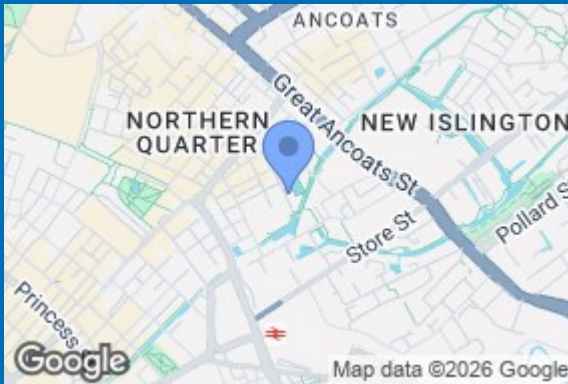
This property is an exceptional opportunity for anyone looking to embrace a contemporary lifestyle in one of Manchester's most desirable neighbourhoods. Whether you are a first-time buyer or seeking a stylish rental, this apartment at Vantage Quay is not to be missed.

Currently let for £1,325pcm until 23/3/26, achieving a rental yield of 5.9%. EWS1 Form not yet in place, however letter of comfort can be provided (remediation works are fully funded and do not fall to leaseholders to pay).

- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 775 SQ FT
- THREE JULIET BALCONIES WITH CANAL VIEWS
- SECURE UNDERGROUND PARKING VIEWS
- FULLY FITTED KITCHEN WITH DISHWASHER
- CHAIN FREE SALE
- CLOSE TO PICCADILLY STATION
- NORTHERN QUARTER LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk