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29 NEW BAILEY STREET  
Manchester, M3 5GN  
£330,000

# 29 NEW BAILEY STREET

## Property at a glance

Located on the doorstep of the 5 star The Lowry Hotel on the banks of the River Irwell, Affinity Living New Bailey Street forms part of Affinity Living's newly constructed riverside development. Situated in the heart of Manchester City Centre, residents enjoy the perfect blend of chic and urban living.

The development's prestige location is matched by the amenities on offer within the complex, with a gymnasium, yoga studio, cafe, multiple lounges and co-working spaces, event rooms and a private cinema on offer for residents. The development is serviced living at its finest, with a friendly concierge and the Affinity team on hand to assist throughout the day.

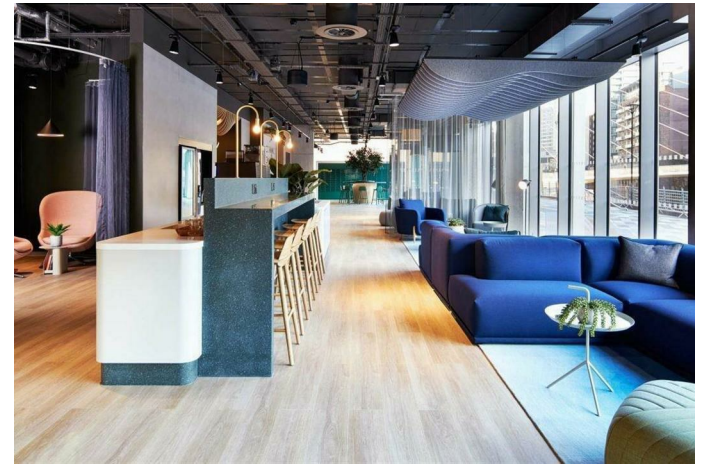
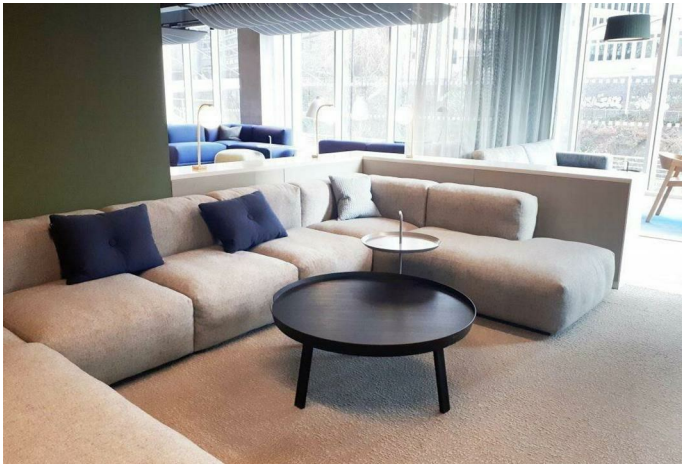
This beautiful 2 bedroom apartment takes it one step further, with views from one of the buildings highest floors. The apartment has been thoughtfully arranged and comprises of a spacious open plan living area incorporating a sleek modern kitchen equipped with integrated appliances. Large windows throughout flood the apartment with natural light. The apartment provides ample fitted storage space and an enclosed utility area. There are 2 double bedrooms both with ensuite bathrooms.

## Pet Friendly

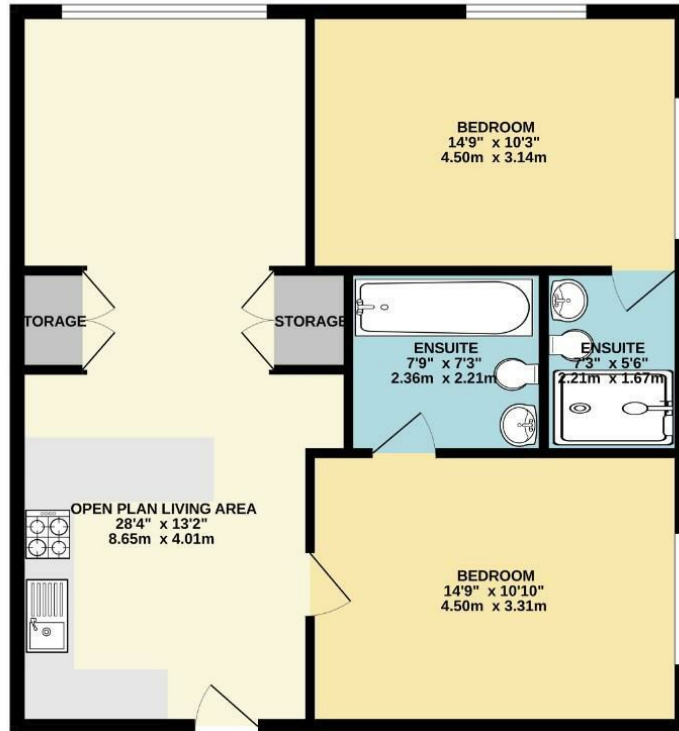
The property is currently rented out on an assured shorthold tenancy for £1650 per month and would suit either investors or owner occupiers. Please call for a viewing.

Leasehold fro the residue of 250 years  
Ground Rent £400 per year  
Service Charge £234 per month  
Council Tax Band C  
EPC Rating tbc

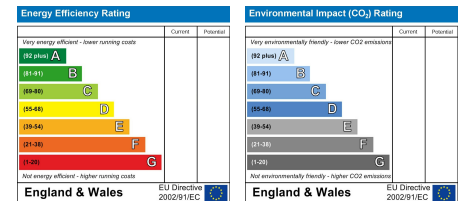




GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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