

70 Tariff Street, Manchester, M1 2JL

£350,000

Council Tax Band: New Build

ORLANDO REID  
— MANCHESTER —



Welcome to this stunning brand-new development in the heart of Manchester. This gorgeous apartment is nestled in the vibrant Northern Quarter, one of Manchester's most desirable areas to live. Just a short 4-minute walk away lies Piccadilly Train Station, offering direct connections to London, Glasgow, Birmingham, and other major cities in the UK. Additionally, you'll find yourself only a brief 5-minute walk from Manchester's Arndale Shopping Centre, boasting over 200 stores including Zara, the Apple Store, Nike Store, H&M, and many other high-end shops!

This two-bedroom, one-bathroom apartment features full-height sliding patio doors leading onto the balcony, an open-plan living room with kitchen cupboards equipped with LED underlighting, quartz worktops, a fitted oven, electric hob, extractor hood, fully integrated dishwasher, and fridge/freezer. Additionally, you'll find a stainless steel sink, splashback tiles, LED ceiling downlighters throughout, matte black switches with

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— M A N C H E S T E R —

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