



RE/MAX
North

Apartment 47, Velvet Court Granby Row, Manchester, M1 7AB

Asking price £240,000





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AI Staging

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- Secure underground parking included
- Leasehold: approx. 968 years remaining
- Building manager
- Contemporary kitchen and bathroom
- Central Manchester location
- No onward chain - ready to move in
- EWS1 form available
- Access to residents pool, steam room, gym, and games room
- Versatile walk-in wardrobe or study room
- Fourth floor position with balcony

RE/MAX North presents this well-appointed two-bedroom apartment, ideally situated on the fourth floor within Granby Village, right in the heart of Manchester city centre. Enjoy immediate access to a vibrant selection of restaurants, bars, shopping, and Piccadilly train station, all within a 10-minute walk. Manchester University is also nearby, making this an excellent option for professionals, students, or investors.

The apartment features an inviting entrance hall with storage, leading to a spacious living area that opens onto a private balcony. The modern fitted kitchen is equipped with integrated appliances, including a fridge/freezer, oven, hob, microwave, dishwasher, and washing machine.

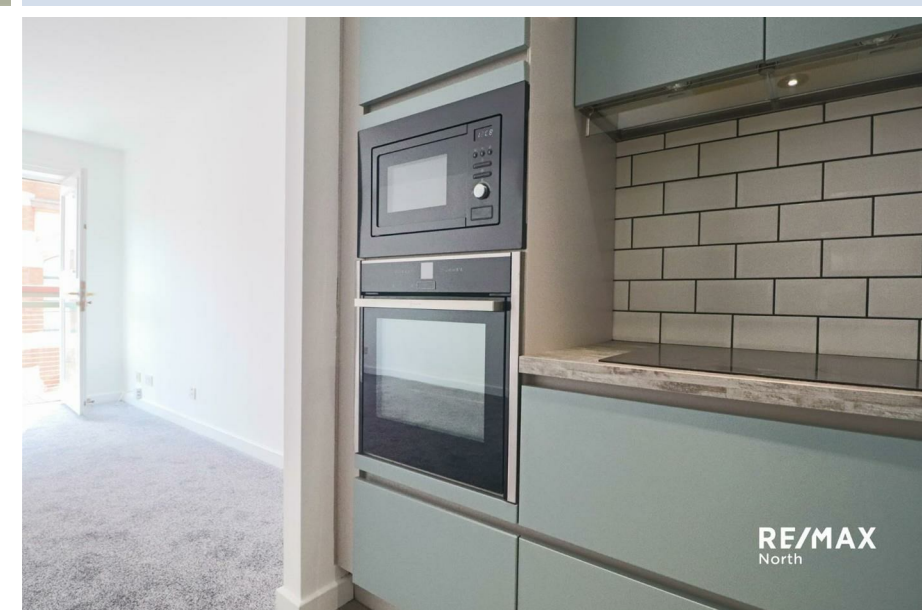
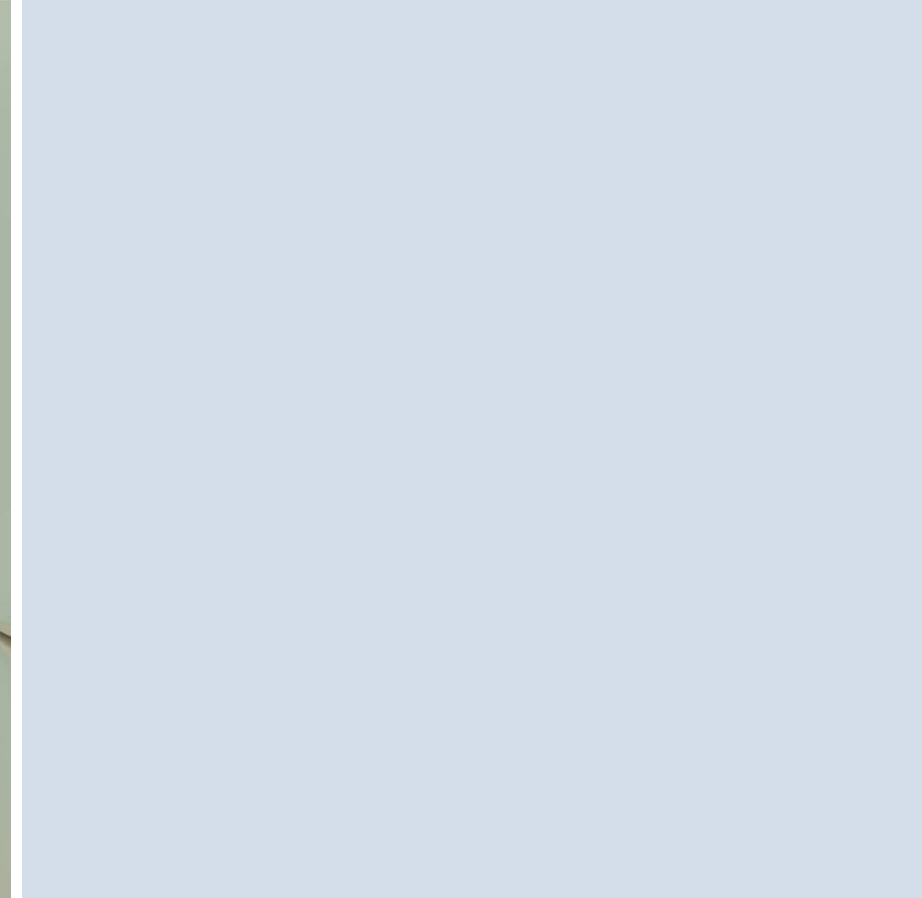
Both bedrooms are generously sized, with the principal bedroom benefiting from a walk-in wardrobe or study room. The bathroom is finished to a high standard with a three-piece suite and electric shower.

Residents enjoy exclusive access to on-site leisure facilities, including a swimming pool, gym, sauna, jacuzzi, and games room. The property also comes with a secure, allocated underground parking space and the reassurance of a 24-hour building manager.

Additional Information:

- Service charge: £325 per month (includes buildings insurance and water rates)
- Ground rent: Peppercorn (effectively none payable)
- Lease: 999 years from 1991 (approx. 968 years remaining)
- Managed by Scanlans
- Lift access to all floors
- No onward chain

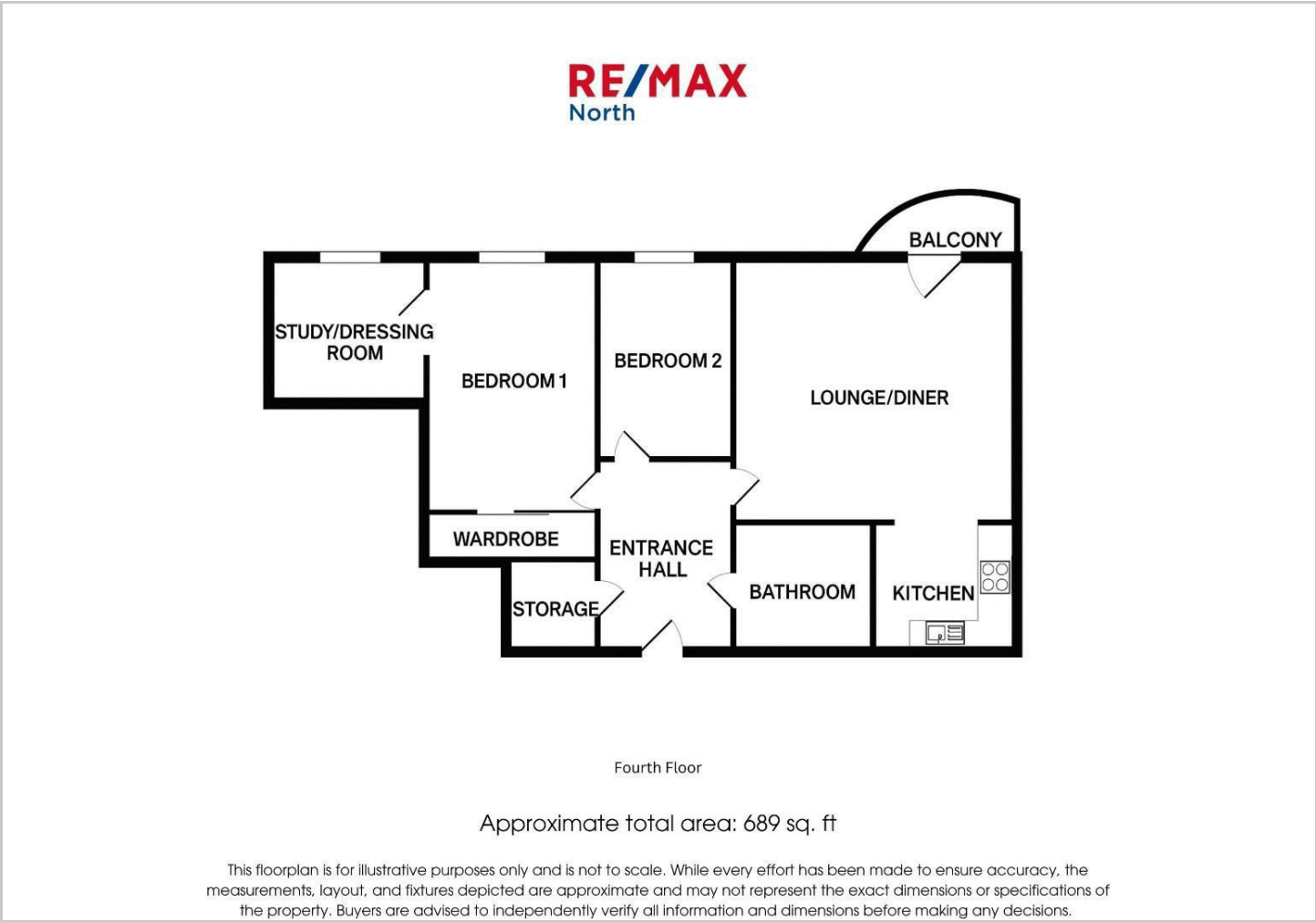






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Floor Plans



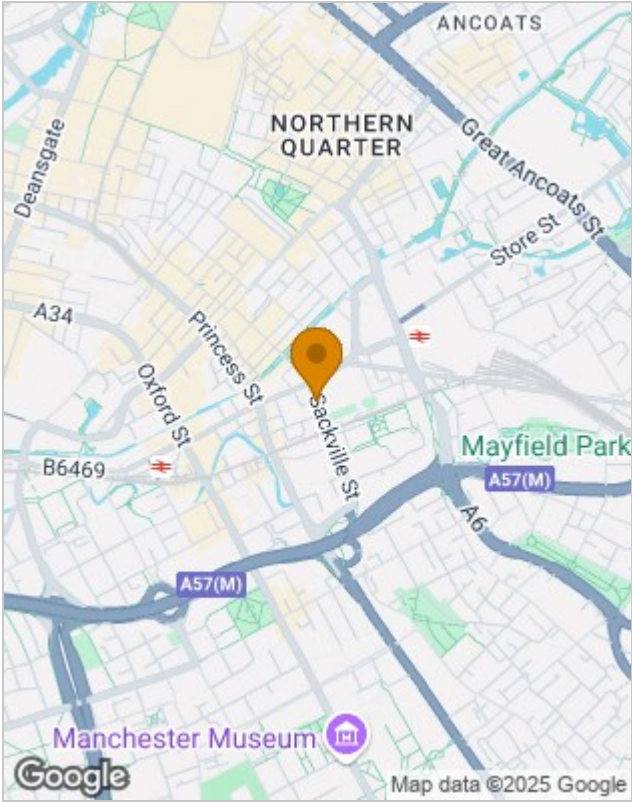
Viewing

Please contact our RE/MAX North Sales Office on +44 (0) 1618 040807 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

