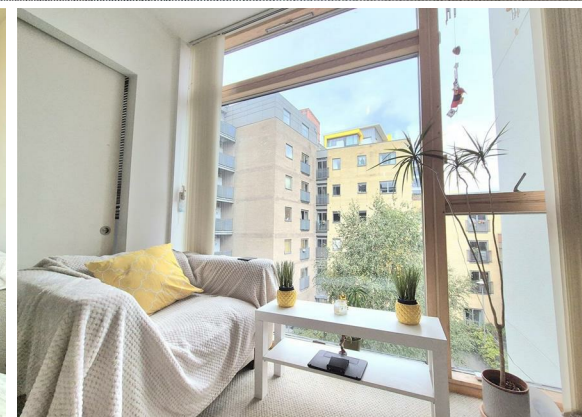
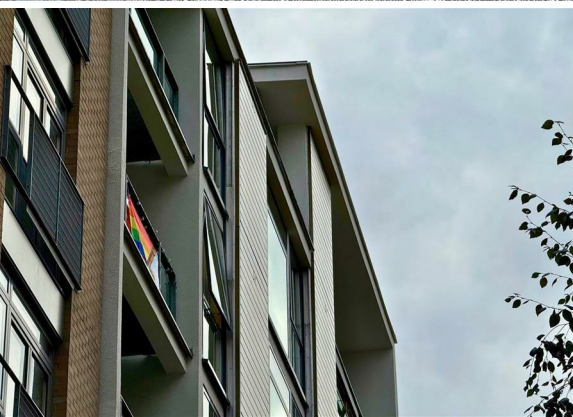




1 Bed
Apartment
located
in Northern
Quarter

Offers in the region of
£170,000



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Introduction

Welcome to Design House, a highly sought-after development nestled in Manchester's iconic Northern Quarter. This beautifully proportioned one-bedroom apartment offers a rare combination: peaceful courtyard views and immediate access to the city's most creative and energetic neighbourhood.

Located on the third floor, the apartment is light-filled and thoughtfully laid out, ideal for those who value calm, comfort, and convenience. Step outside and you're surrounded by independent cafés, characterful bars, and some of Manchester's most-loved restaurants.

Entrance Hall

14' 8" x 4' 3"

A spacious welcome with wood laminate flooring, ceiling spotlights, and a solid wood entrance door.

Storage / Utility Room

Housing the water tank and fuse box, plumbed for a washing machine, with grey tiled flooring.

Open Plan Living / Dining / Kitchen

10' 1" x 24' 2"

A bright and airy space with a large picture window overlooking the peaceful courtyard.

Living / Dining Area: Carpeted flooring, wall-mounted electric heater, intercom, ceiling lights, and TV/telephone points.

Kitchen: Sleek white gloss cabinetry with a central island and stainless steel extractor hood. Integrated electric oven and hob, fridge/freezer, stainless steel sink with mixer tap, silver laminate worktops, grey tiled flooring, and ceiling spotlights.

Bedroom

11' 7" x 11' 0"

A generous double bedroom with courtyard views, carpeted flooring, wall-mounted electric heater, ceiling light, TV socket, and a sliding door connecting to the living area.

Bathroom

5' 6" x 7' 8"

A modern three-piece suite with bath and shower over, floating

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx

wash basin, low-level WC, chrome towel heater, tiled flooring and walls, large inset mirror, ceiling spotlights, extractor fan, and a built-in storage cupboard.

External

Residents also enjoy access to two private communal courtyards, a rare and welcome escape from the city buzz. Apartments offering this level of space, tranquility, and location are few and far between. Early viewing is highly recommended.

About the area

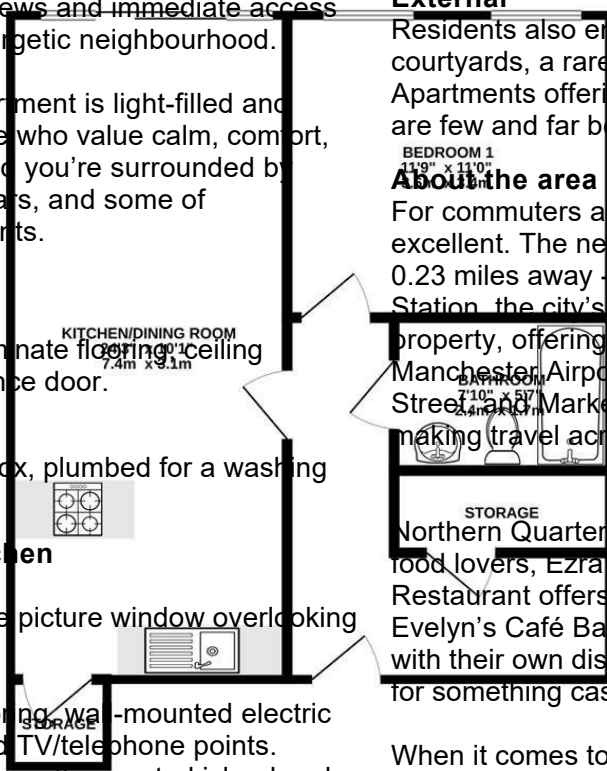
For commuters and city explorers alike, transport links are excellent. The nearest tram stop, Piccadilly Gardens, is just 0.23 miles away - a short 5-minute walk. Manchester Piccadilly Station, the city's main rail hub, is only 0.39 miles from the property, offering national connections and easy access to Manchester Airport. Bus stops including Tib Street, Warwick Street, and Market Street are all within walking distance, making travel across Greater Manchester seamless.

Northern Quarter's lifestyle offering is second to none. For food lovers, Ezra & Gil is a local favourite for brunch, while TNQ Restaurant offers refined British dining just around the corner. Evelyn's Café Bar, Ramona, and Federal are all nearby, each with their own distinctive vibe and menu. If you're in the mood for something casual, Mackie Mayor food hall is a must-visit.

When it comes to nightlife, you're spoilt for choice. The Daisy, The Whiskey Jar, and Behind Closed Doors offer everything from craft cocktails to open mic nights. For something truly unique, The Castle Hotel - dating back to 17 - hosts live music and literary events in a beautifully restored setting.

Compliance Checks

Please note: To ensure that we comply with HMRC anti-money laundering regulations, we outsource our buyer compliance check, for which there is a charge of £54 (including VAT) per person. This will apply should you agree an offer on a property with Maddox Noel. This fee covers the cost of mandatory identity verification, anti-money laundering, and source-of-funds checks, including third-party processing and administrative handling.



TOTAL FLOOR AREA: 539 sq.ft. (50.1 sq.m.) approx
Whilst every attempt has been made to ensure the accuracy of the floorplan, it is not intended to be a precise representation of the property. It is for illustrative purposes only and should not be relied upon for any legal or financial purposes. The services, systems and appliances shown have been verified as to their operability or efficiency can be given as to their operability or efficiency can be given
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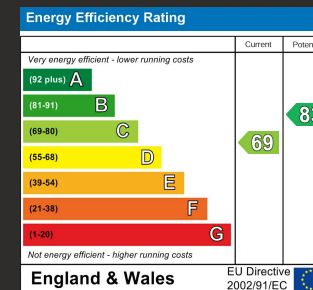
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