



Block B, 4 Marlstone Lane, Manchester, M3 7GT

£323 Per Week

SPACIOUS ONE BED APARTMENT WITH OWN PRIVATE TERRACE LOCATED IN THE BRAND NEW "UP TOWN RIVERSIDE" DEVELOPMENT MOMENTS FROM MANCHESTER CITY CENTER

Six floor apartment set over 520 square feet comprising a sunny reception room with access onto a private terrace, modern fully fitted kitchen, double bedroom and a luxury bathroom suite.

The apartment benefits from ample storage including a utility cupboard and residents enjoy use of the developments facilities which include a gym, cinema, roof garden, lounges and co working spaces.

LOCATED 5 MINS WALK TO: VICTORIA STATION, ARNDALE CENTER, DEANS GATE

FURNISHED
AVAILABLE NOW

- UP TOWN RIVERSIDE
- 4 MINS WALK TO VICTORIA STATION
- SIXTH FLOOR
- LUXURY FURNISHINGS THROUGHOUT
- LOCATED ON THE BANKS OF THE RIVER IRWELL
- 5 MINS WALK TO DEANS GATE
- SET OVER 520 SQUARE FEET PLUS TERRACE
- GYM, CINEMA, ROOF GARDEN, RES LOUNGE & CO WORKING SPACES
- PRIVATE SOUTH/WEST FACING TERRACE
- AVAILABLE NOW

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UP TOWN RIVERSIDE



COMMUNAL SPACES



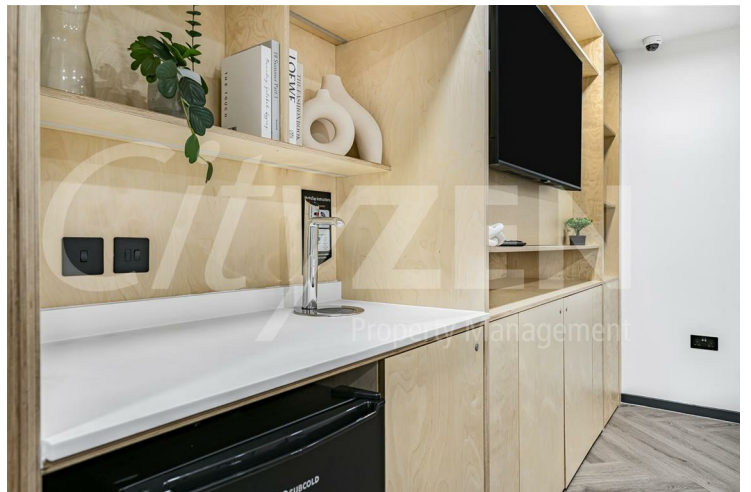
BUILDING ENTRANCE



COMMUNAL SPACES



COMMUNAL SPACES



COMMUNAL SPACES



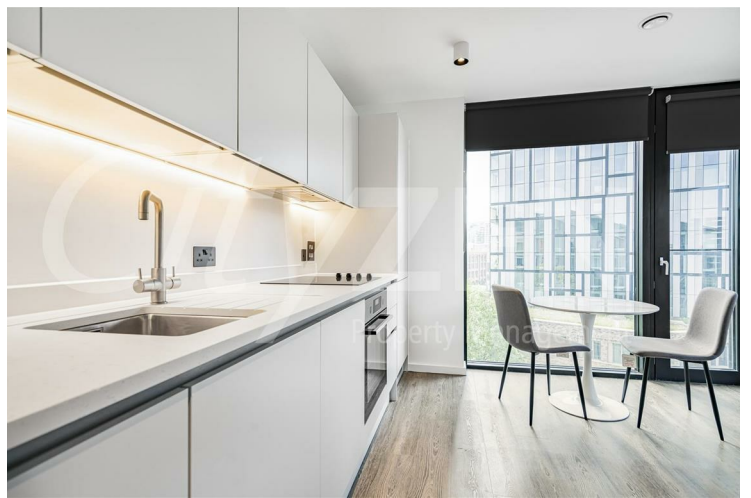
COMMUNAL SPACES



RECEPTION



COMMUNAL SPACES



KITCHEN



COMMUNAL SPACES



RECEPTION

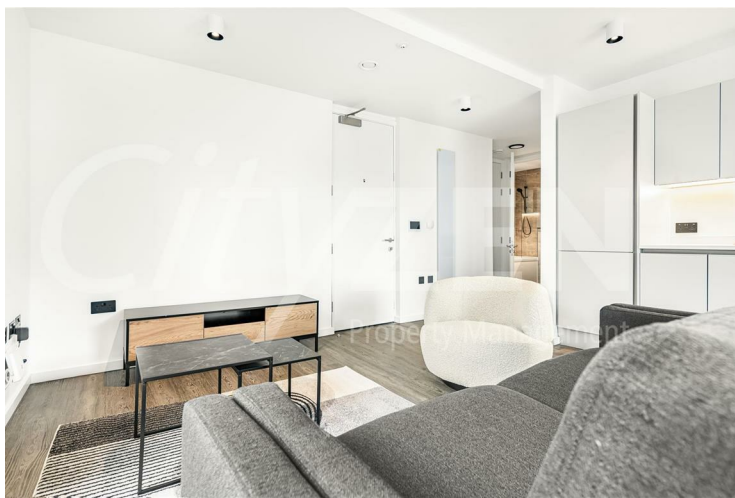
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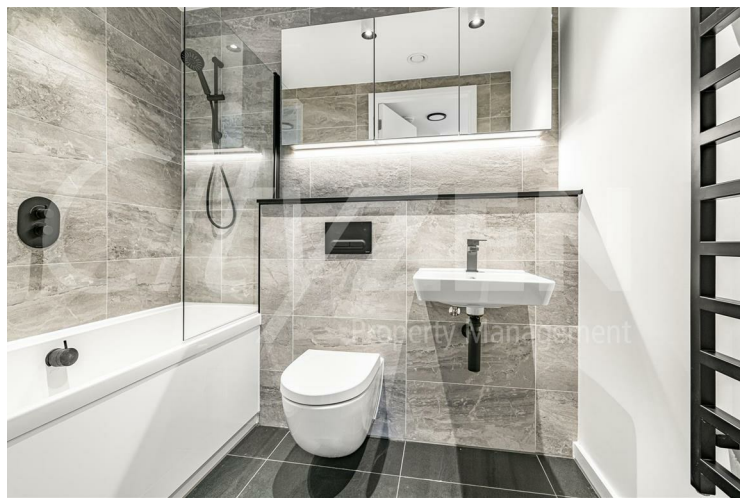
KITCHEN



RECEPTION



RECEPTION



BATHROOM



RECEPTION



BATHROOM

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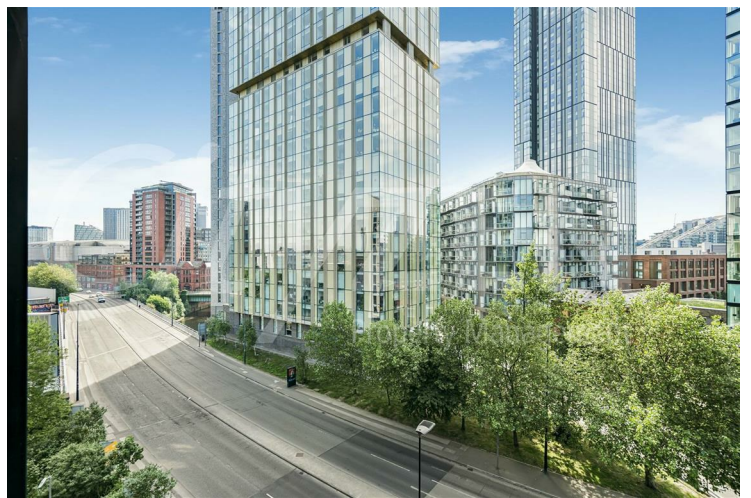
BEDROOM



RECEPTION



UTILITY CUPBOARD



UP TOWN RIVERSIDE



BEDROOM



RECEPTION/TERRACE

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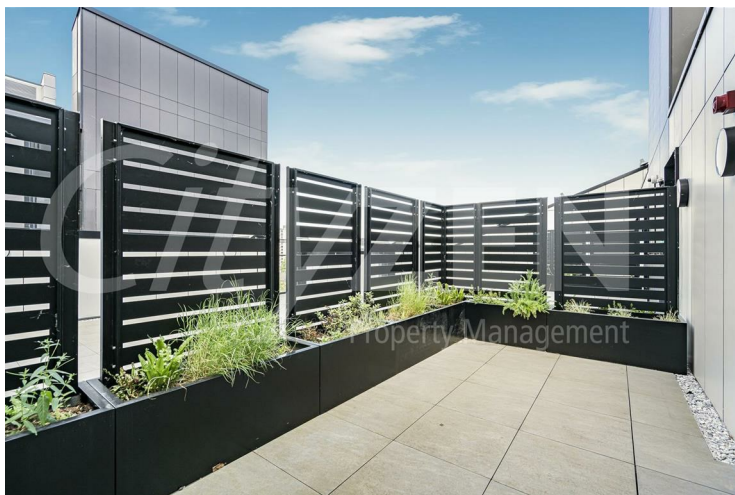
TERRACE



UP TOWN RIVERSIDE

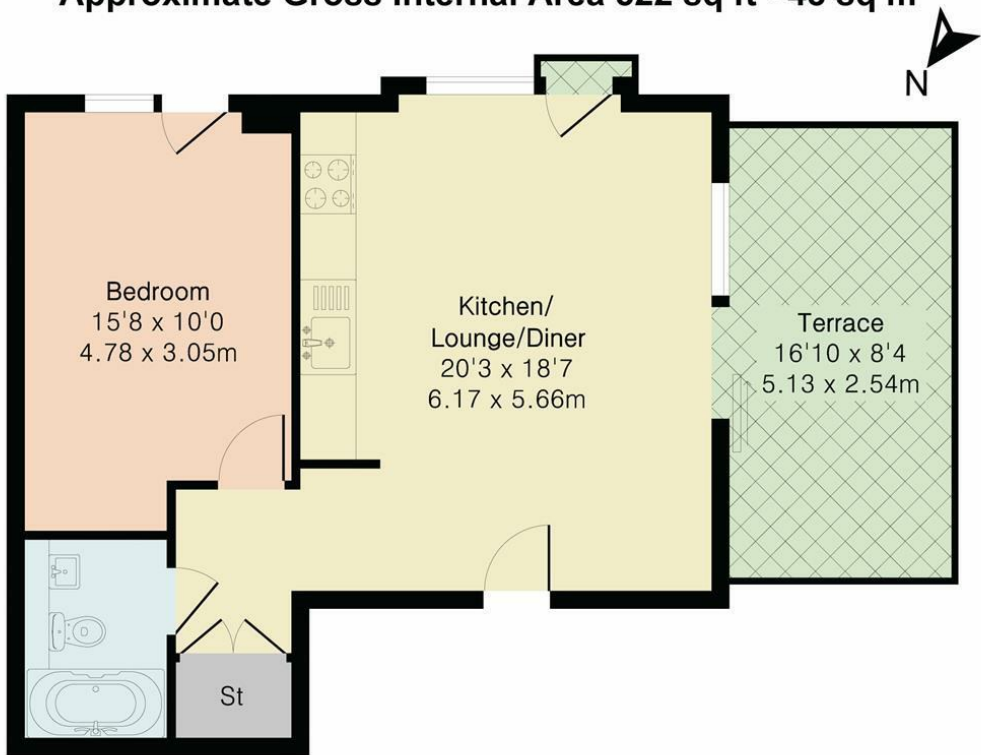


TERRACE



TERRACE

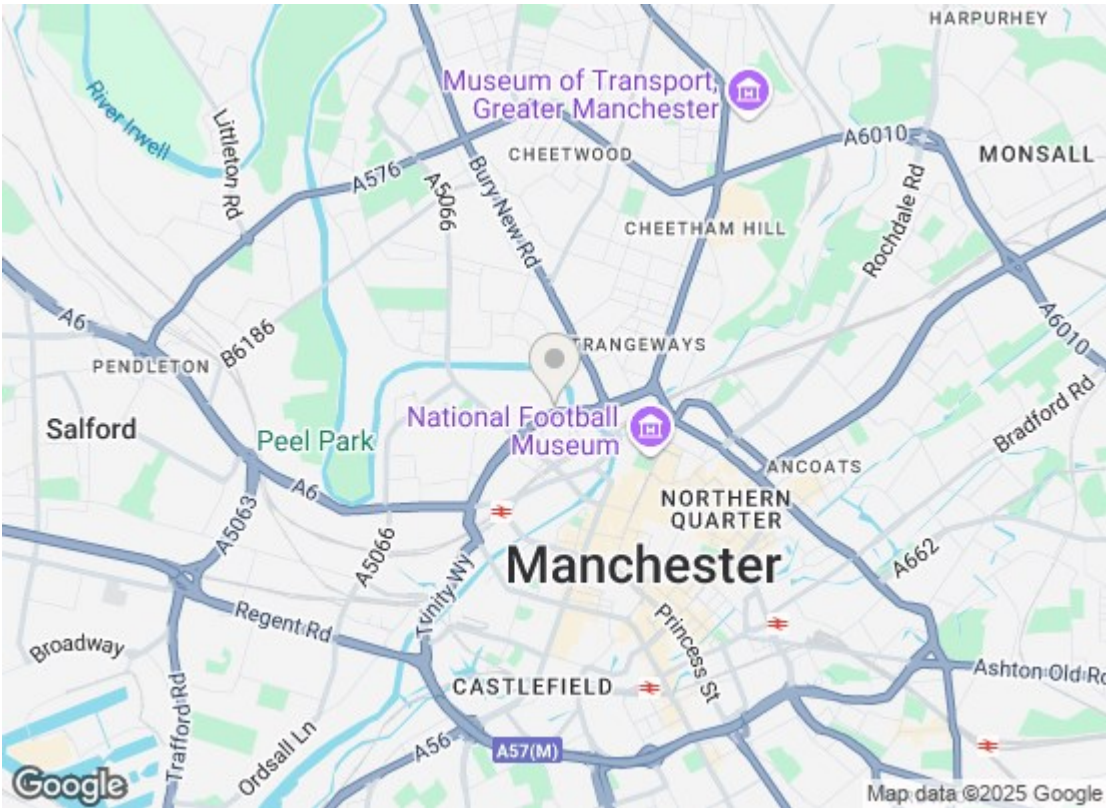
Approximate Gross Internal Area 522 sq ft - 48 sq m



Sixth Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.