



Vie Building, Water Street, Manchester

Offers Over £200,000

Julie Twist Properties present this corner aspect apartment which is located on the banks of the River Irwell in the Vie Building! This property is positioned on the 3rd floor and provides stunning water views, which can be enjoyed from your own private balcony. The property consists of two double bedrooms, two bathrooms (one of which is an ensuite) and a large open plan living and kitchen area which benefits from floor to ceiling windows, allowing floods of natural light to fill the room. The property also includes a tandem parking space.

The Vie Building is situated on the edge of Castlefield, allowing its residents to enjoy a wide variety of bars, cafes, and restaurants nearby. Additionally, it's only a ten-minute walk to Deansgate and offers excellent access to public transport, with Combrook Metrolink Station just a short distance away.

- Third Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Corner Aspect
- Tandem Parking
- Castlefield Location
- Short Walk to Deansgate
- Close to Public Transport Links

GENERAL

Rental Yield: 6.3% (Based on expected rental price of £1050pcm)
 Service Charge: £2908 per annum
 Ground Rent: £270 per annum
 Ground Rent Review Period: Every 10 years where it is adjusted by multiplying RPI last published immediately before each review date, rounding figure to nearest five pounds.
 Lease: 125 Years from 2006
 Square Footage: 692 sqft / 64.3 sq.m
 Council Tax Band: D (Manchester City Council)
 Management Company: Rendall & Rittner

HALLWAY

Laminate flooring, spotlights, access to storage cupboard housing the boiler and with plumbing for washing machine, intercom entry system.

LIVING AREA

Double glazed floor to ceiling windows, double glazed door leading onto a private balcony with water views, laminate flooring, wall mounted heater, phone/TV point, and ceiling lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights, under unit lighting and extractor.

BEDROOM 1

Double glazed window and Juliette balcony, carpeted flooring, wall mounted heater, ceiling light and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights lights.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling lights.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

PARKING

This apartment benefits from a tandem parking space.



THIRD FLOOR



TOTAL FLOOR AREA: 692sq.ft. (64.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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