



THE
EDWARDIAN
MANCHESTER
A REX COLLECTION HOTEL

GREAT NORTHERN RAILWAY

COM

HURSTWOOD
HOLDINGS



Apt B4-2 Great Northern Tower, Watson Street, Manchester, M3 4EP

We have been advised that Taylor Wimpey has committed to funding fire safety improvement works out at no cost to the leaseholder.

Welcome to this splendid flat located in the prestigious Great Northern Tower, situated at 1 Watson Street Block B, within the vibrant Great Northern Square. This modern residence offers a generous 817 square foot. The flat features a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two spacious bedrooms, this property provides ample room for relaxation and privacy. The two bathrooms add a touch of convenience, ensuring that both residents and visitors can enjoy their own space.

Price £200,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Building

Great Northern Square is known for its lively atmosphere, with a variety of shops, restaurants, and cultural attractions just a stone's throw away. The location offers excellent transport links, making it easy to explore the wider area and beyond.

This flat is perfect for professionals, couples, or small families looking for a contemporary living space in a sought-after location. With its blend of modern amenities and prime positioning, this property is not to be missed. We invite you to come and experience the charm and convenience of life at Great Northern Tower.

Entrance Hall

Spacious hallway with laminate flooring, deep storage cupboard and electric heater.

Living/Kitchen

28'1" x 11'8"

The kitchen, dishwasher, fridge/freezer, oven, hob and extractor hood. Breakfast island and seating. The lounge area has access to the balcony, electric heaters and t.v connection points. Laminate flooring

Master Bedroom

12'4" x 10'6" plus entrance

Double glazed window and electric heater, Double glazed window, electrical heater, spot lighting.

En-Suite

6'6" x 4'7"

Elegant en-suite with walk in shower, wash hand basin and w.c. Tiled floor, heated towel rail and fitted mirror.

Bedroom Two

15'2" x 9'3"

Double glazed window, electric heater and laminate flooring

Bathroom

7'1" x 6'2"

Beautiful bathroom suite with shower attachment, wash band basin and w.c. Partially tiled walls, fitted mirror and chrome heated towel rail.

Additional Information

Service Charge TBC. 2024 service charge - £2518.00

Lease 150 years from 2003

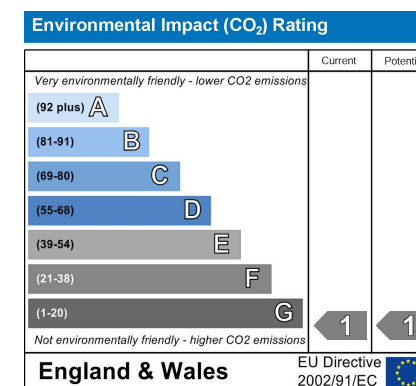
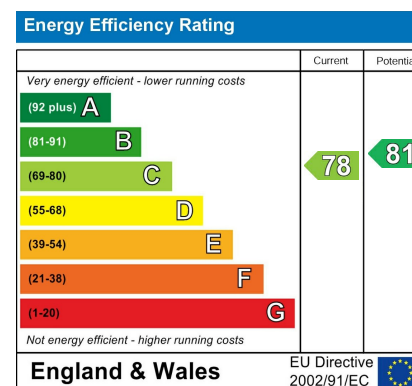
Ground Rent- £413.00

Council Tax Band- E

EPC- C

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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