



Garden House, High Street, Manchester, M4 1HQ

- Two Double Bedrooms
- Juliette Balcony
- Spacious Open Plan Living Area
- 2nd Floor
- Fully Fitted Kitchen
- Family Bathroom With Shower Over Bath

Price £195,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb two bedroom apartment in the Garden House. Located right in the heart of Manchester's Northern Quarter district, this second floor property briefly comprises; spacious open plan living area with Juliette balcony, two double bedrooms, fitted kitchen, bathroom with shower over bath and a large utility cupboard. The Garden House is located close to Victoria and Piccadilly station.

The property also makes a great investment opportunity, the property was previously occupied on a long term tenancy. Current rental valuation is £1395 pcm, on a furnished basis.

Valid EICR until October 2027

Valid EPC until October 2032

EWS1 available.

Service Charge: £1570.68 Per Annum

Ground Rent: £0 Per Annum

Leasehold: 214 years remaining

Council Tax Band C

Living Room / Kitchen 21'6" (6.55m) x 11'7" (3.53m)

Living room: Laminate floor. TV/SAT point. Patio doors leading to Juliette balcony.

Kitchen: Tiled floor. Integral appliances.

Master Bedroom 13'9" (4.19m) x 8'9" (2.67m)

Fitted carpet, tv point, window.

Bedroom 2 13'9" (4.19m) x 8'9" (2.67m)

Fitted carpet, tv point, window.

Bathroom 7'9" (2.36m) x 6'11" (2.11m)

Ceramic sink, toilet and shower over bath.

Ground rent

£0

Service Charge

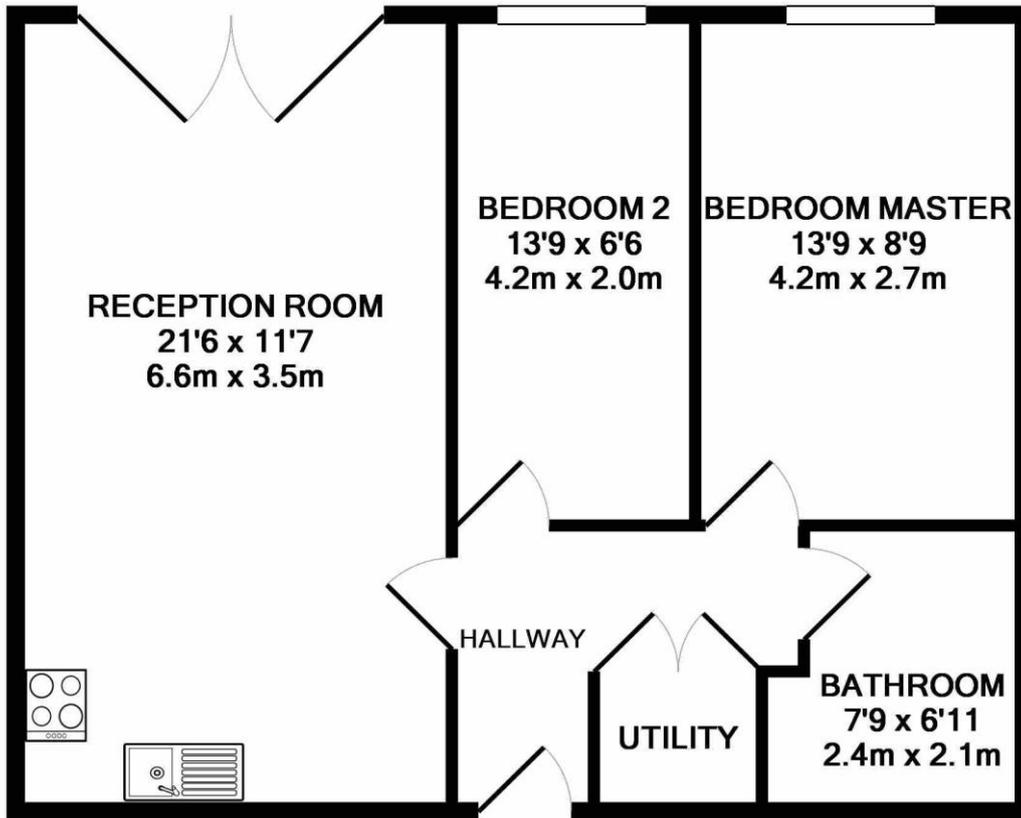
£1,571

Years remaining Leasehold

214



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	76	
(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 	



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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