



Whittles Croft, Ducie Street, Manchester, M1 2DE

- Two Bedroom (Two Double Bedrooms)
- 1st Floor
- Spacious Open Plan Living Area
- Canal Views
- Fitted Kitchen
- Family Bathroom With Shower Over Bath

Price £140,000 Leasehold



Granite Lettings & Property Management are pleased to present this superb two bedroom, first floor apartment in Whittles Croft, part of the Paradise Wharf development on Ducie Street, overlooking Manchester Ship Canal. Located by the waters edge, close to Manchesters trendy Northern Quarter district and just a stones through from Piccadilly station. Situated on the first floor, the apartment briefly comprises; spacious open plan living area with large double glazed windows, fitted kitchen, two double bedrooms (master with canal side views) and a family bathroom with shower over bath.

This building does not yet have a satisfactory EWS1, remedial works are pending, the price is reflective of this. Please ensure you use a lender that is willing to work on this basis.

The property also makes a great investment opportunity, current rental valuation is £1,250 pcm

Council Tax Band D - £2183.03 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website

Building Service Charge: £3360 per year

Ground Rent: £150 per annum

Leasehold 127 years remaining

Reception Room 9'11" (3.02m) x 19'5" (5.92m)

Three double-glazed windows. Wooden flooring. TV point, telephone point, electric radiator.

Master Bedroom 8'7" (2.62m) x 15'10" (4.83m)

Two double glazed windows. TV point. Telephone point. Carpeted. Power points. Slimline electric radiator.

Second Bedroom 8'6" (2.59m) x 11'3" (3.43m)

One double glazed windows. TV point. Telephone point. Carpeted. Power points. Slimline electric radiator.

Bathroom 6'10" (2.08m) x 6'10" (2.08m)

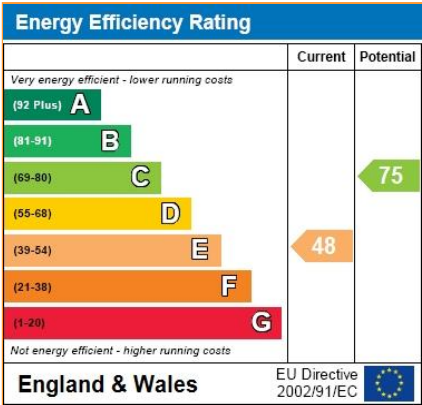
Tiling to floor and walls. White ceramic suite comprising lavatory and wall-mounted basin with mirror. Ceramic bath with attached shower unit, and large wall mirror. Stainless steel heated towel rail. Shaver point.

Kitchen 6'3" (1.91m) x 9'4" (2.84m)

Range of cupboards and wall units with granite worktops. 4 ring halogen hob, with extractor hood over, combination oven, fridge/freezer. splashbacks. Slimline electric radiator. Tiled floor. Recessed halogen spotlights. Power points.

Hallway

Wooden flooring



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Ground Floor

