

C&R

Commercial & Residential

Properties

£225,000

One Regent, 1 Regent Road, Manchester, M3 4AY



2

Bedrooms



2

Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
enquiries@candrproperties.co.uk

0161 227 9990



C & R City are delighted to bring to the market this very well presented two bedroom third floor apartment situated in One Regent, Manchester, M3. On the cusp of Manchester's city centre overlooking the River Irwell, One Regent is an exceptionally attractive modern development consisting of 301 apartments and 6 townhouses over 26-storeys. Completed in 2017, the building has a sleek, modern appearance with apartments finished with high-quality furnishings and fittings. The apartment comprises of an entrance hall with access to utility area, a beautifully presented and spacious open plan living area with fully integrated kitchen, spacious and covered balcony, two double bedrooms, master with en-suite & a three piece family bathroom suite. Other benefits include a 24/7 concierge service, bike storage and beautifully presented communal riverside gardens.

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Location: One Regent's location allows seamless access to the city centre whilst being set back from the bustle. A 10-minute walk will have residents in Manchester's city centre, with Deansgate station around 15-minutes away. The network of canals surrounding One Regent allows residents to navigate Manchester on foot or by cycle. Located in the very east of Ordsall, other Manchester districts are easily accessible including Castlefield, Spinningfields, Deansgate and Salford Quays.

Please note, the apartment is currently tenanted on a periodic tenancy achieving £1,300pcm.

Lounge *5.48m x 4.84m (18' x 15' 11")*

Bright and spacious lounge, wood laminate floor, access to private and enclosed balcony. The Kitchen area features contemporary base and wall units with splashbacks and worktop lighting, integral electric oven and hob, integral fridge/freezer and dishwasher.

Master Bedroom *5.58m x 2.90m (18' 4" x 9' 6")*

Carpet flooring, double glazed window to front aspect, electric heater. Access to en-suite.

En-Suite *1.24m x 2.57m (4' 1" x 8' 5")*

Three peice suite comprising walk in shower, wash basin, WC, wall mirror, shaver point, heated towel rail.

Bedroom Two *3.53m x 3.18m (11' 7" x 10' 5")*

Carpet flooring, double glazed window to front aspect, electric heater

Bathroom *2.50m x 2.15m (8' 2" x 7' 1")*

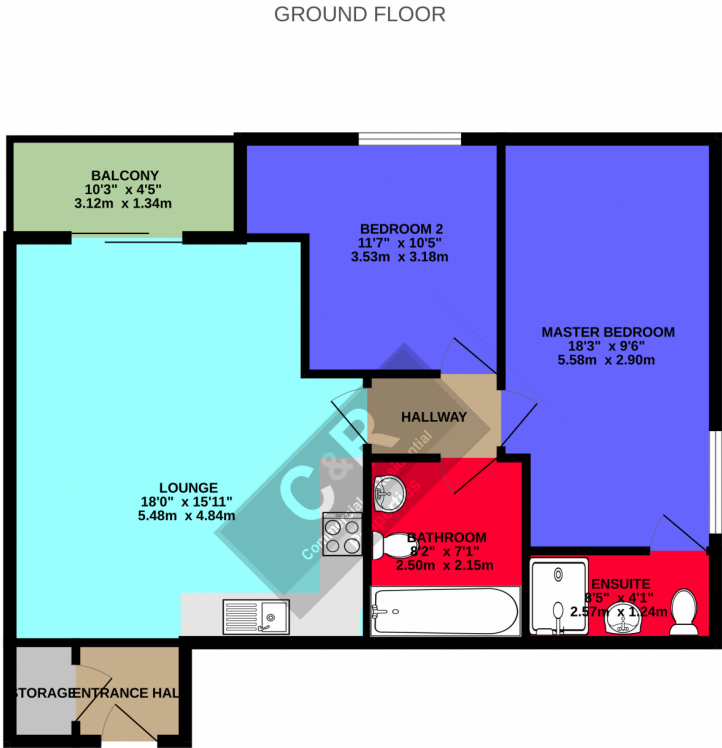
Three peice suite comprising bath with overhead shower, wash basin, WC, wall mirror, shaver point, heated towel rail.

General Information

241 years remaining on the lease. Service charge £2094 per annum. Ground rent £300 per annum. EPC Rating B. Measuring at approx 700 sq.ft.

Agent Notes

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C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with floorplans 12/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 1 Regent Road, M3

