

C&R

Commercial & Residential
Properties

£145,000

The Green Building, Manchester, M1 5NP



1

Bedroom



1

Bathroom

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
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Offered to the market with no onward chain and sold as seen. C & R City are pleased to bring to the market this spacious one bedroom 4th floor apartment in The Green Building, New Wakefield Street, Manchester, M1. The apartment comprises of a spacious open plan lounge with fully integrated kitchen, a good size balcony, one bedroom and a shower room. The Green Building was designed by Farrells, who aimed to create a sustainable environment on an unusual triangular plot, adjacent to Oxford Road national rail station.

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Hallway *1.76m x 2.44m (5' 9" x 8')*

Wood lamiate flooring, intercom system, ceiling light switch.

Open Plan Lounge/Kitchen *5.37m x 5.64m (17' 7" x 18' 6")*

Bright & Spacious lounge, electric radiator, celing light point, double glazed windows and door leading balcony. Fully intergrated kitchen with a range of fitted base and wall units, integral electric oven, intergrated electric hob, sink unit with mixer tap, built in fridge, built in freezer, built in dishwasher. Wood laimate flooring.

Bedroom *4.14m x 3.76m (13' 7" x 12' 4")*

Spacious double bedroom, ceiling light point, electric radiator, double glazed window.

Shower Room *1.77m x 2.18m (5' 10" x 7' 2")*

Three piece suite comprising walk in shower, wash hand basin, low level WC, towel radiator, part tiled floor and walls.

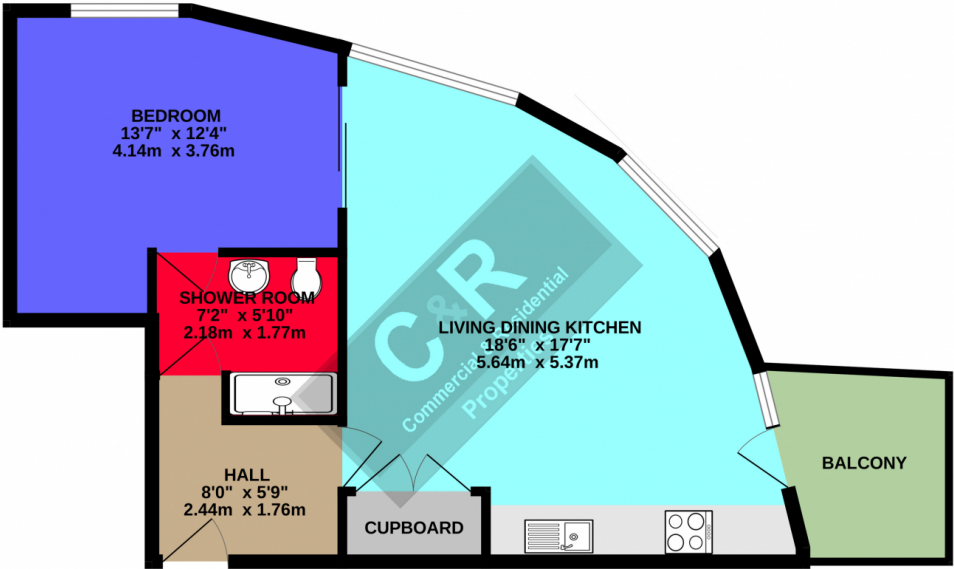
General Information

976 years remaining on the lease. Ground rent £250 per annum which doubles every 25 years. Service charge TBC. EWS1 certificate currently has a B2 rating but there are plans for works to be carried out to bring it up to a B1 rating.

Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. All services/appliances have not and will not be tested.

GROUND FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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: The Green Building, Manchester, M1 5NP

