



Apartment GR02 Icon 25 Icon 25, 97 High Street,  
**£149,950**



\*\* PRIME CITY CENTRE LOCATION \*\* EWS1 FORM IN PLACE. SUITABLE FOR MORTGAGE BUYERS \*\* This impressive studio apartment occupies a raised ground floor position in a well maintained development at the very heart of the Northern Quarter. Icon 25 is a short walk from The Arndale shopping centre, Piccadilly Gardens and the main retail district. It is set amongst a wide selection of bars, restaurants and cafes and is seconds from both Shudehill metro link station and Victoria train station. This modern property is positioned within a communal courtyard and benefits from its own private entrance behind a two securely gated entry points leading out to High Street. It has been well maintained by the current occupier and offers a bright open plan interior. No onward chain. EPC rating (D)

Lease: 250 years from 2001  
 Annual Ground Rent: £150



- RAISED GROUND FLOOR POSITION
- PRIME NORTHERN QUARTER LOCATION
- SECURE GATED DEVELOPMENT
- EASY ACCESS TO TRANSPORT LINKS
- SECONDS FROM SHOPS, BARS AND RESTAURANTS
- WELL MAINTAINED ACCOMMODATION
- SHORT WALK FROM THE ARNDALE & PICCADILLY GARDENS
- NO ONWARD CHAIN
- OPEN PLAN LIVING SPACE
- SPACIOUS STUDIO APARTMENT

