



RESIDE
MANCHESTER



303 Garden House 114 High Street
Northern Quarter, Manchester, M4 1HQ

Asking Price £165,000



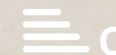
1



1



1



c

303 Garden House 114 High Street

Northern Quarter, Manchester, M4 1HQ

This lovely one bedroom apartment is located on the third floor of the Garden House development. This apartment benefits from an open plan living / kitchen area as well as a juliet balcony.

Garden House is situated in the heart of the Northern Quarter where a variety of independent bars, restaurants and entertainment services can be found. As well as being a 5 minute walk directly into the centre of the town where the Arndale Shopping Centre and The Printworks can be found.

INVESTORS ONLY. The property is tenanted until 22nd April 2025.

<https://www.riverside.org.uk/garden-house-56-high-street/> all updates relating to cladding can be found on this link – please scroll down for The Garden House.

The Tour

Located on the third floor the apartment is entered via a wooden front door, leading into a spacious hallway with laminate flooring.

Open Plan Living/Kitchen Area: The living room benefits from floor to ceiling double glazed windows with a juliet balcony. Laminate flooring, wall mounted radiators, TV, phone & satellite points. The kitchen includes a range of base and wall units, Indesit electric hob with Extractor hood, Electrolux Oven, and an Indesit free standing fridge freezer.

Bedroom 1: Double bedroom, carpeted flooring, wall mounted radiator, floor to ceiling double glazed window, TV point.

Bathroom: Three piece white Roca suite with large bath, fully tiled floor and partially tiled walls, wall mounted mirror, extractor fan, wall mounted heated towel rail.



The Area

Garden House is perfectly situated in the heart of Northern Quarter, making it the perfect location for those who enjoy having the city on their doorstep. Piccadilly Gardens, The Arndale and Cutting Room Square in Ancoats are only a stone's throw away, home to many independent bars, restaurants and coffee shops. Victoria train station is only a short walk away, making this an ideal location for those commuting across the UK.

Lease Information

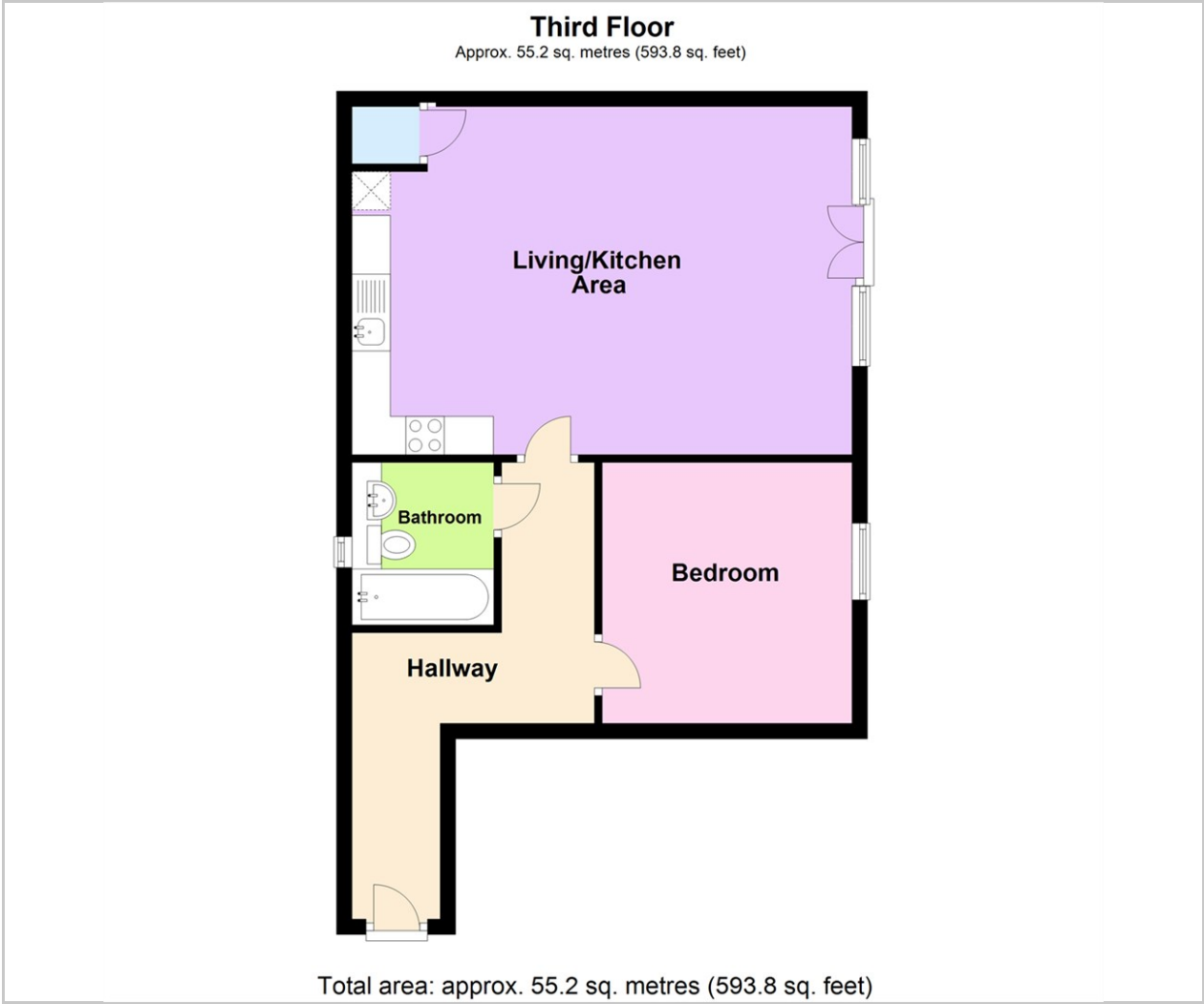
Lease: 227 years remaining.

Ground Rent: Peppercorn.

Service Charge: £1,244.88 per annum.

- One Double Bedroom
- Juliet Balcony
- Open Plan Living / Kitchen Area
- Situated in the heart of the Northern Quarter
- No Chain
- EPC rating C
- Short Walk to Ancoats
- City Centre Location
- Tenanted @ £1,025pcm Until April 2025
- EWS1 Form Issued

Floor Plan

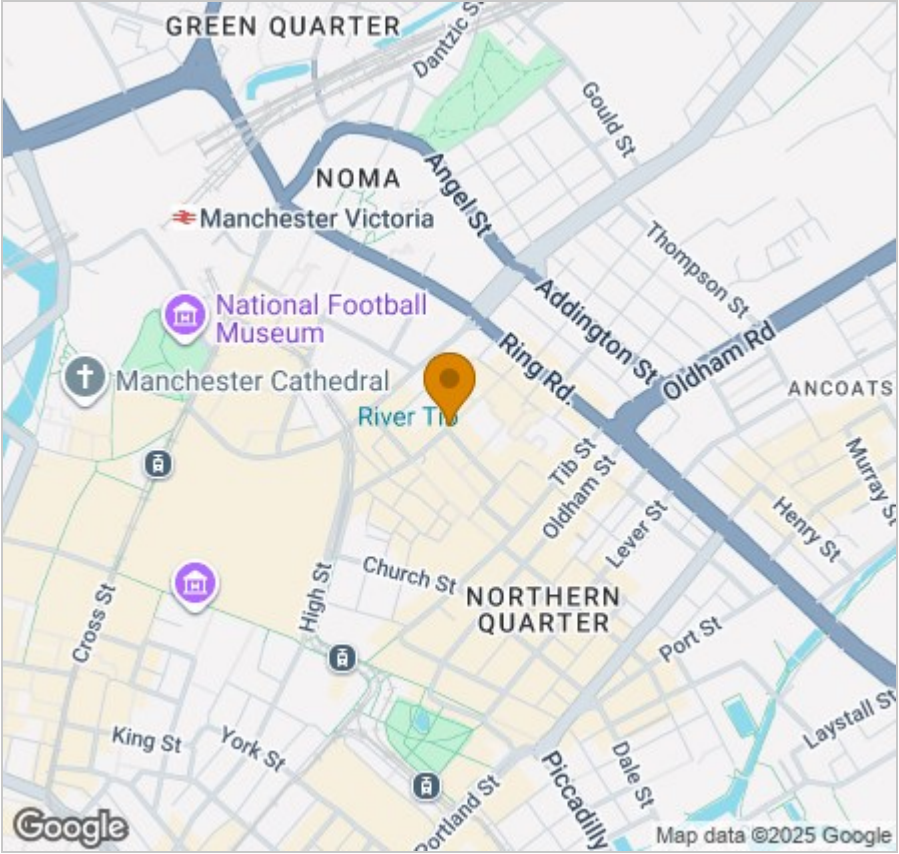


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

