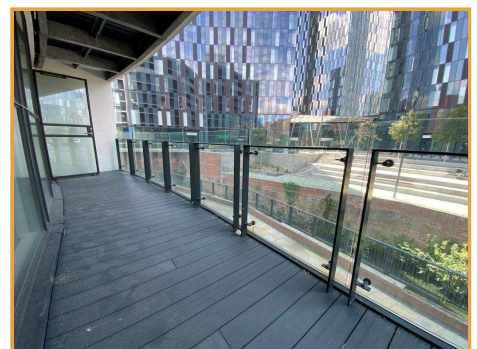


Hill Quays, 8 Commercial Street, Manchester, M15 4QW

- Spacious Two Bedroom Apartment
- Large Private Balcony
- Large Open Plan Living Area With Floor To Ceiling Windows
- Two Double Bedrooms
- Two Bathrooms (Ensuite To Master Bedroom)
- Access To On Site Gym

Price £220,500 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb two bedroom, two bathroom apartment, with large balcony, located in the popular Hill Quays development. Perfectly located just a stones throw from Deansgate Locks and just a few minutes walk away from Oxford Road station, Deansgate station and the Metrolink. This south facing, apartment briefly comprises; spacious living room with large full length private balcony, two double bedrooms, ensuite to master bedroom, additional family bathroom with shower over bath, floor to ceiling windows and a fully fitted kitchen with breakfast bar. Access to on site gym.

The property also boasts as an excellent investment opportunity. The property is currently occupied on a rolling APT, ending on the 27th July 2026. Current rental valuation is £1395 pcm. The tenants are happy to renew if sold to another investor.

EWS1 IN PLACE

Leasehold: 126 years remaining.

Annual Service Charge £2665.32.per annum

Ground Rent: £400 per annum

Building Management Company is Premier Residential Management LTD

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

Living Room 13'3" (4.04m) x 10'0" (3.05m)
Laminate floor, floor to ceiling windows

Kitchen 7'6" (2.29m) x 5'6" (1.68m)
Electric oven, extractor hood. Tall integrated fridge freezer.

Bedroom 1 9'5" (2.87m) x 10'9" (3.28m)
Fitted carpet, window looking onto balcony.

Bedroom 2 11'8" (3.56m) x 12'3" (3.73m)
Fitted carpet, window looking into communal area

Bathroom 7'6" (2.29m) x 6'6" (1.98m)
family bathroom with shower over bath, fully tiled

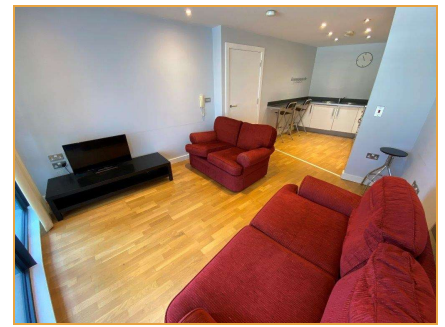
Ensuite 3'8" (1.12m) x 8'4" (2.54m)
Shower cubicle, toilet and sink. Heated towel rail. Fully tiled.

Hall Way 21'10" (6.65m) x 8'5" (2.57m)
Laminate floor.

Balcony 6'5" (1.96m) x 21'1" (6.43m)

Ground rent
£400 per annum

Service Charge
£2,665 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 68.0 sq. metres (731.4 sq. feet)
(excluding Balcony)

