



## **Vendor House, 223 Ordsall Lane, Manchester, M5 4UZ**

**£253 Per Week**

A beautifully presented 1-bedroom apartment in Vendor House, part of the sought-after Merchant's Wharf development.

Located on the 5th floor, this modern property offers a bright open-plan living and kitchen area with integrated appliances, a spacious double bedroom, and a contemporary bathroom.

Residents benefit from fantastic on-site amenities including a concierge, gym, residents' lounge, and communal gardens. Ideally situated close to the city centre and Regents Park retail park.

Furnished. Available from 31.08.2026

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- 1 double bedroom
- Modern bathroom
- Walking distance to city centre
- Open-plan kitchen & living area
- Concierge service
- Furnished
- Integrated kitchen appliances
- On-site gym & residents' lounge
- Available from 31.08.2026

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**RECEPTION ROOM**



**RECEPTION ROOM**



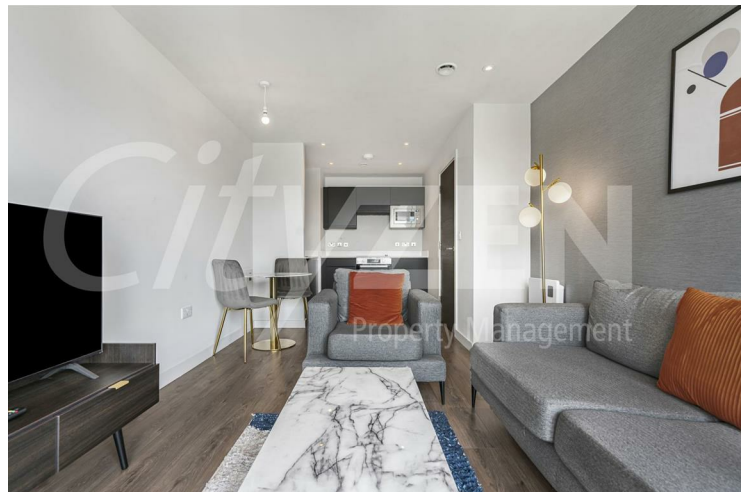
**KITCHEN**



**RECEPTION ROOM**



**RECEPTION ROOM**



**RECEPTION ROOM**

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**BEDROOM**



**MERCHANTS WHARF**



**BEDROOM**

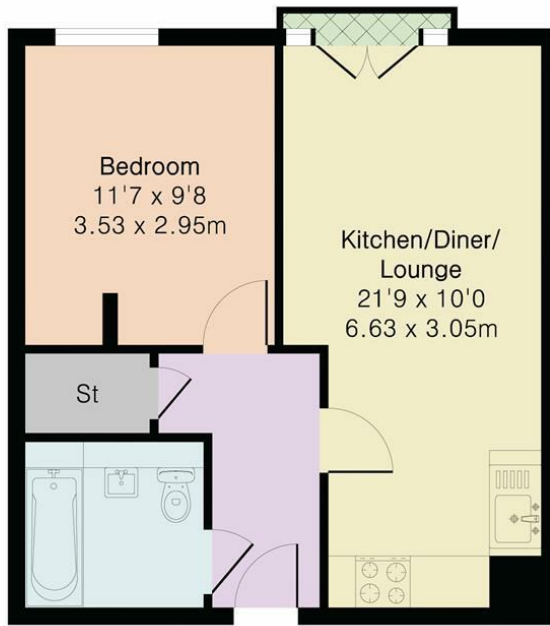


**RECEPTION ROOM**



**BATHROOM**

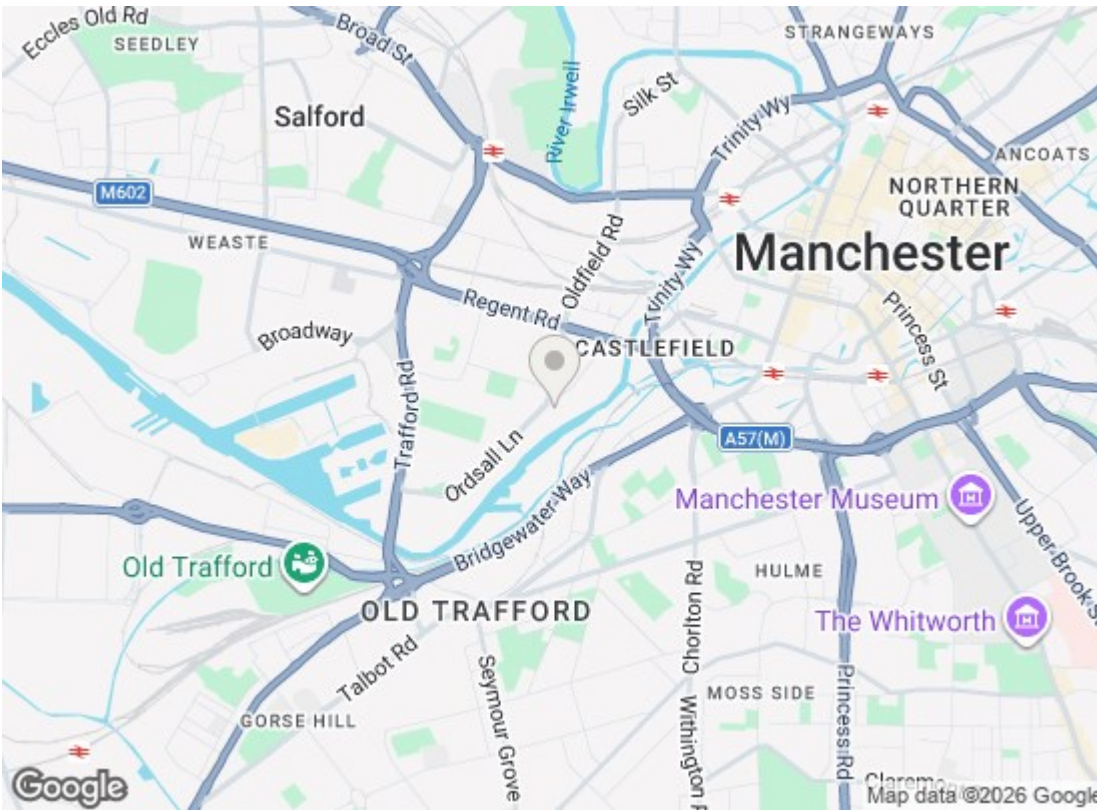
# Approximate Gross Internal Area 435 sq ft - 40 sq m



Fifth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.