

RESIDE
MANCHESTER

Apartment 502 Novella 15 Stanley Street

Salford, M3 5GT

Asking Price £195,000

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Welcome to Novella! This well presented one bedroom apartment is situated on the 5th floor, featuring an open-plan living and kitchen area with a Juliet balcony. The modern kitchen is finished with elegant quartz worktops and high-specification integrated AEG/Zanussi appliances. The bedroom offers a full-length fitted wardrobe, complemented by luxurious grey carpeting. The bathroom is finished to a high standard, featuring Hansgrohe taps and a rainfall shower over the bath.

Novella combines contemporary design and high-quality finishes with an excellent range of resident amenities, including a 24-hour concierge, communal lounges, gym and wellness suite, private dining area, co-working spaces, bicycle storage and a sixth-floor podium roof garden offering impressive city and river views.

The Tour

Upon entering the property, you are welcomed into a modern open-plan kitchen, living and dining area, finished with laminate flooring throughout. The contemporary kitchen is fitted with AEG/Zanussi appliances, including a fridge freezer, oven, hob, extractor fan and dishwasher. The living area benefits from a Juliet balcony, allowing natural light to flow into the space.







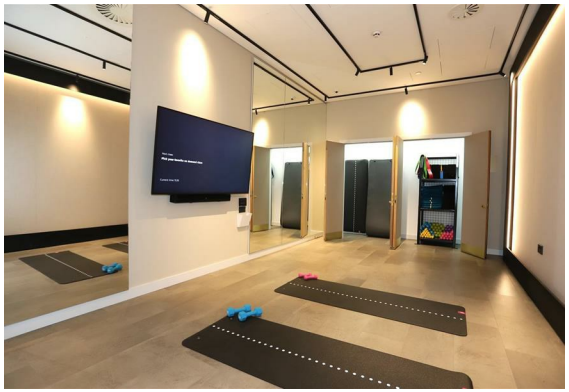
The apartment also offers two useful storage cupboards, one of which houses a washer dryer, providing additional practicality and convenience.

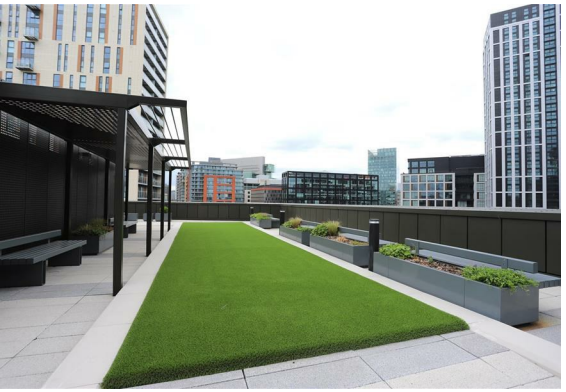
The double bedroom features fitted carpeting, a built-in wardrobe and a floor-to-ceiling window, creating a bright and comfortable space.

Completing the property is a partially tiled bathroom, fitted with a bath and overhead shower.













The Area

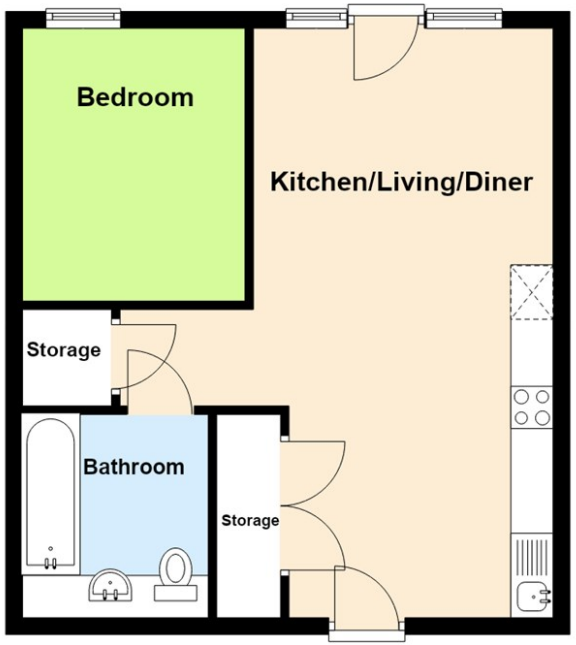
Situated in the popular New Bailey district, Novella enjoys a prime riverside location on the banks of the River Irwell, just moments from Manchester city centre. The development is ideally placed for the vibrant restaurants, bars and cafés of Spinningfields, as well as the shops, leisure attractions and cultural hotspots of Manchester and Salford. With Salford Central railway station within easy walking distance and excellent connections across the city, the location is perfectly suited to professionals and those seeking a contemporary urban lifestyle with the added appeal of riverside surroundings.

Lease Information

Lease Length and Years Remaining: 240 years - 236 years remaining
Service Charge Per Annum: £1992
Ground Rent Per Annum: £0

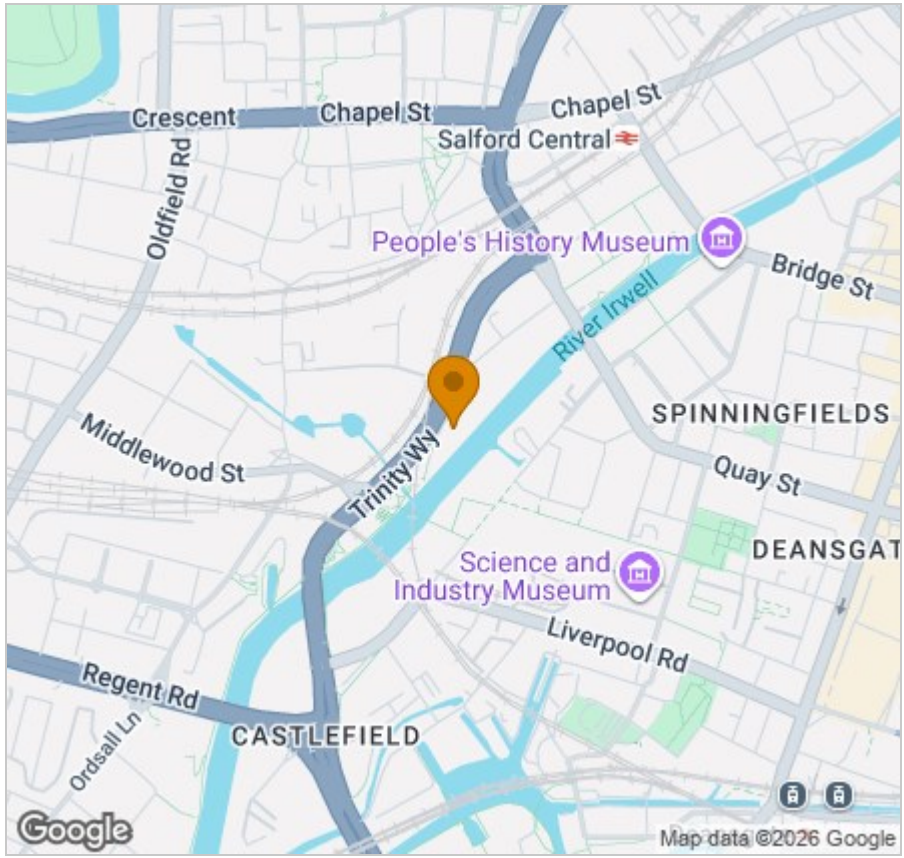
- One Double Bedroom
- One Bathroom
- 5th Floor
- 24 Hour Concierge
- Gym & Wellness Suite
- EPC Rating B
- Roof Garden
- Private Dining
- Co-Working Spaces
- Bike Storage

Floor Plan

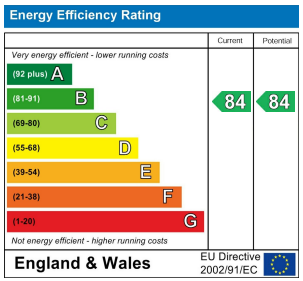


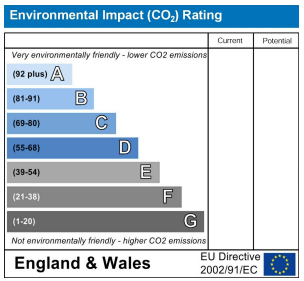
Total area: approx. 44.1 sq. metres (474.6 sq. feet)

Area Map



Energy Efficiency Graph





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.

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