



## Apartment 707 The Birchin, 1 Joiner Street, Manchester, £225,000



**\*\* PRIME NORTHERN QUARTER LOCATION \*\* TWO BALCONIES \*\* NO ONWARD CHAIN \*\*** One of just a few in the building boasting two private balconies, this well proportioned two bedroom apartment occupies a top (seventh) floor position in a popular and highly convenient development at the epicenter of the Northern Quarter. The Birchin lies parallel to Market Street, the city's main retail district and is surrounded by a wide variety of shops, bars and restaurants, all of which are a stroll away making it an ideal choice for both investors and owner occupiers looking to enjoy a truly urban lifestyle. It's also within easy reach of Ancoats Urban village and a number of transport links including, Shudehill and Piccadilly train station. Viewings highly recommended. EPC rating C.

Lease: 125 years from 2004  
Annual ground rent: £170  
Annual service charge: £2,427  
Management company: Block Living

- SPACIOUS TWO BEDROOM APARTMENT
- SEVENTH FLOOR POSITION
- SET AMONGST SHOPS, BARS & RESTAURANTS
- EWS1 FORM WITH B1 RATING - MORTGAGE BUYERS WELCOME
- SUITABLE FOR INVESTORS AND OWNER OCCUPIERS
- PRIME NORTHERN QUARTER LOCATION CLOSE TO ANCOATS
- TWO PRIVATE BALCONIES
- NO ONWARD CHAIN
- SECONDS FROM MARKET STREET & PICCADILLY GARDENS
- EPC RATING C

