



# RESIDE

MANCHESTER



Flat 309 122 High Street  
Northern Quarter, Manchester, M4 1AB

**Asking Price £200,000**



## Flat 309 122 High Street

Northern Quarter, Manchester, M4 1AB

This stylish one-bedroom, one-bathroom apartment on the 3rd floor of the One Smithfield Building combines modern living with city-centre convenience. A spacious apartment, offering lots of natural light and access onto a private balcony overlooking the Northern Quarter.

Nestled in Manchester's vibrant Smithfield/Northern Quarter, you're steps from independent cafés, bars, and shops, with Corn Exchange and Spinningfields nearby and excellent transport links, making it the perfect urban retreat.

This property is vacant and chain free. Furniture also can be included.

### The Tour

This stylish one-bedroom, one-bathroom apartment on the 3rd floor of the One Smithfield Building (M4?1AB) combines modern living with city-centre convenience. Wooden floors run through the hallway and open-plan kitchen, living, and dining area, while the bedroom is carpeted and the bathroom tiled with a sleek Roca three-piece suite and overhead shower. The kitchen is fully fitted with an integrated Indesit fridge/freezer, Zanussi oven and hob, slimline dishwasher, and Russell Hobbs microwave, plus a storage cupboard hides a Beko washer/dryer and water heater. From the living space, a balcony overlooks the vibrant Northern Quarter, offering a private spot to enjoy the city buzz.





### The Area

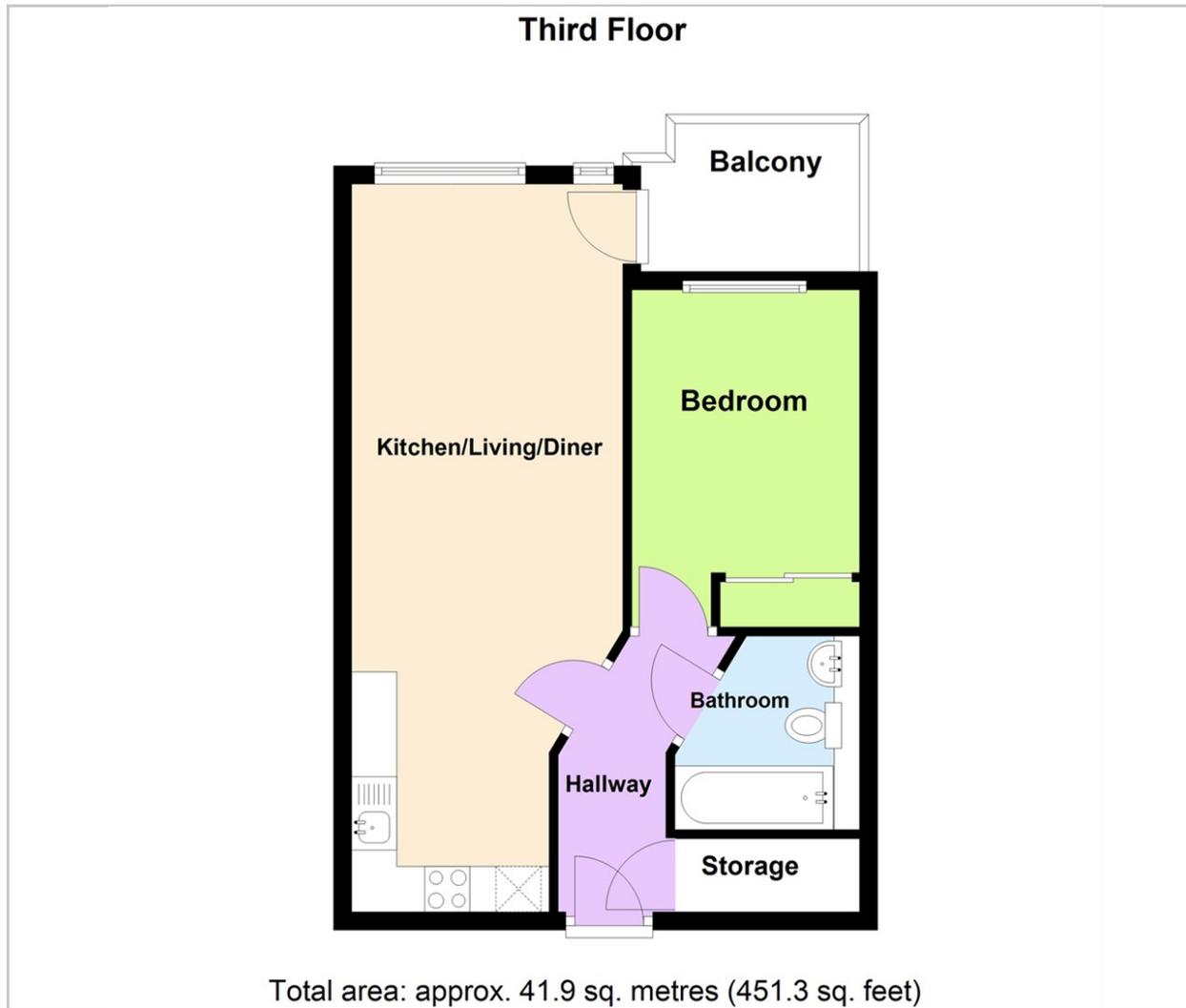
The One Smithfield Building sits on the northeastern edge of Manchester city centre, in the vibrant Smithfield/Northern Quarter area. Known for its mix of historic architecture and modern city living, the neighbourhood is full of independent cafés, restaurants, bars, and shops, giving it a creative, bohemian feel. Landmarks like Corn Exchange Manchester and Spinningfields are within walking distance, offering dining, nightlife, and shopping. Public transport is excellent, with nearby bus stops and Manchester's main rail and tram stations easily accessible, making it ideal for city-centre living.

### Lease Information

Lease Length & Years Remaining: 250 years from 2013 (237 years remaining)  
Service Charge Per Annum: £1994.44  
Ground Rent Per Annum: £250

- One Bedroom
- One Bathroom
- Third Floor
- Balcony Overlooking Northern Quarter
- Spacious Living Space
- EPC Rating B
- Central Location
- Moments Away From Transport Links
- Chain Free
- Vacant Property

## Floor Plan



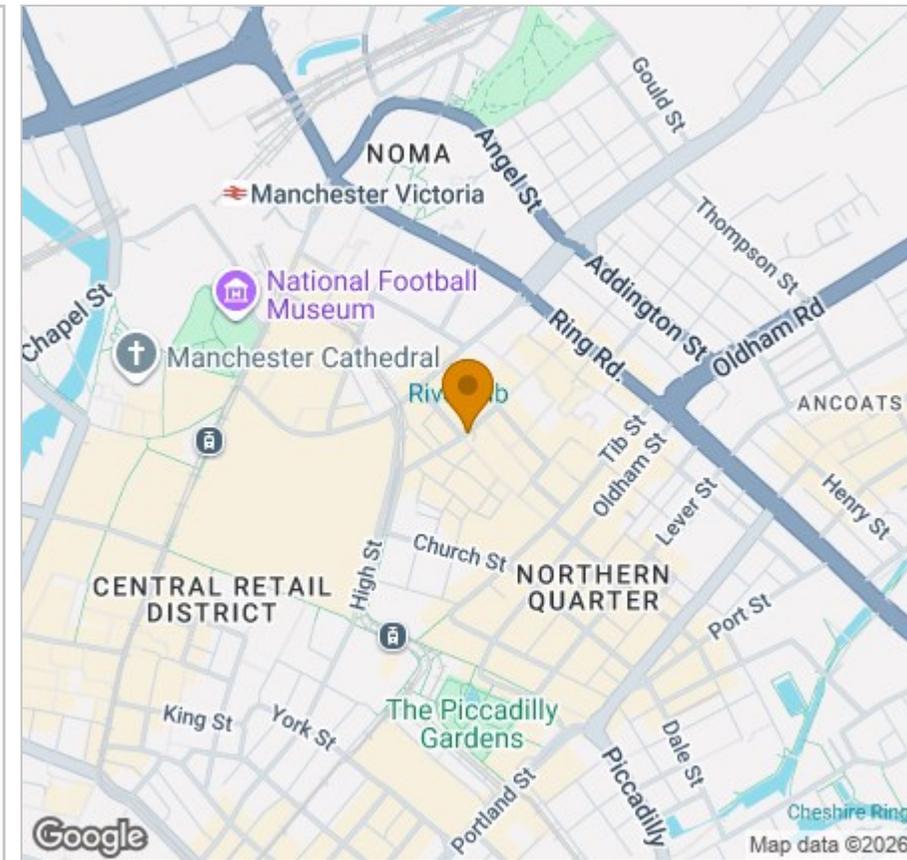
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

