



## 56 High Street, Manchester, M4 1ED

- 1 Bedroom Apartment
- First Floor
- Spacious Bedroom
- Three Piece Bathroom With Shower Over Bath
- Fitted Kitchen
- Located In The Heart Of The Northern Quarter

Price £140,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb one bedroom, one bathroom apartment at 56 High Street. Located right in the heart of Manchester's Northern Quarter district, this first floor property briefly comprises; spacious open plan living area with Juliette balcony, large double bedroom, fitted kitchen, bathroom with shower over bath and a large utility cupboard. 56 High Street is located close to Victoria and Piccadilly station.

The property also makes a great investment opportunity, current rental valuation is £1100 pcm

Satisfactory EWS1 in place.

Building Service Charge: £1569 per year

Ground Rent: £70 per annum

Leasehold years remaining: 103 (125 years from 2004)

Building Management Agents: Riverside Group Limited

Council Tax Band B - £1697.91 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

**Living Room 16'11" (5.16m) x 8'9" (2.67m)**

Laminate floor, electric wall heater, Juliette balcony, double glazing, tv / sat points, ceiling spots, wall lights.

**Kitchen 6'4" (1.93m) x 8'9" (2.67m)**

Fitted kitchen, free standing fridge freezer, free standing washing machine, electric oven and hob, cooker hood

**Bedroom 11'9" (3.58m) x 9'1" (2.77m)**

Fitted carpet, storage heater, double glazed window, ceiling pendant

**Bathroom 7'1" (2.16m) x 5'6" (1.68m)**

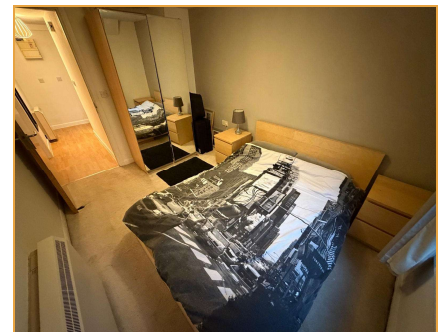
three piece bathroom suite with shower over bath, partially tiled, vinyl floor, towel rail.

**Ground rent**

£70

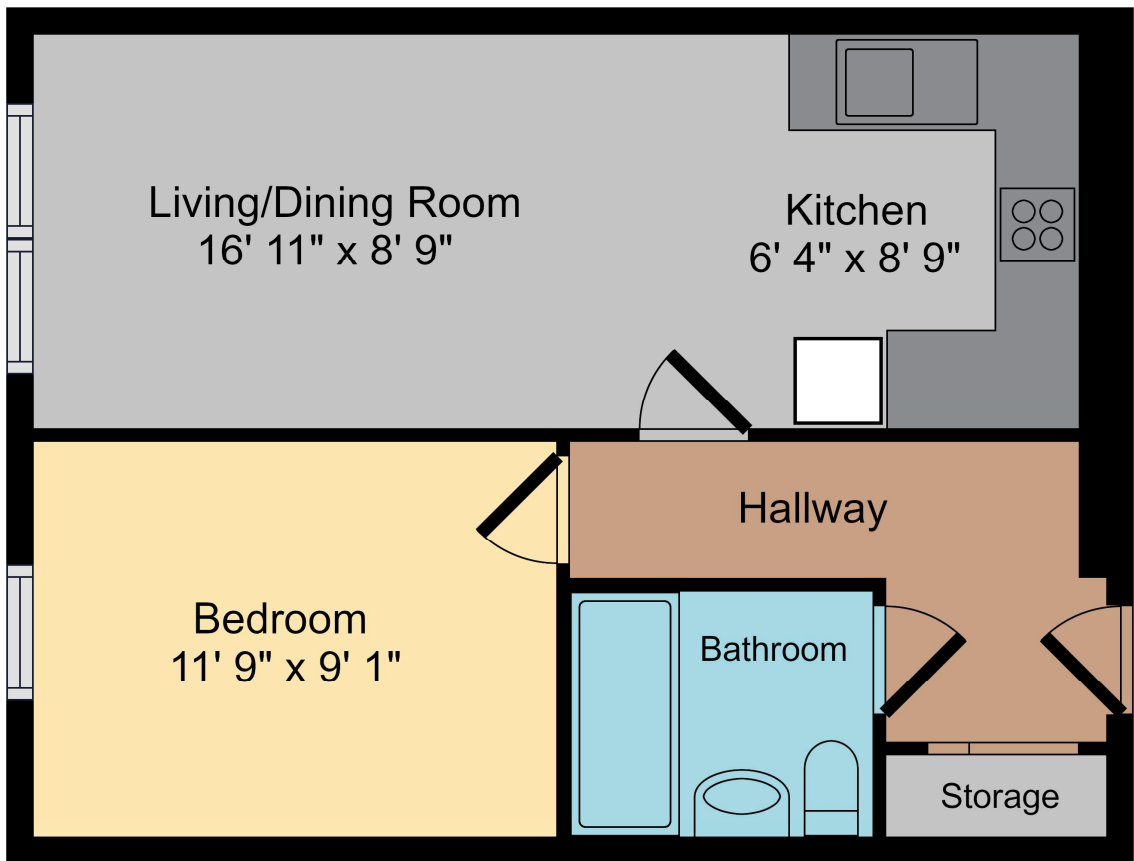
**Service Charge**

£1,569



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 76        |
| (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 |           |





Total: approx 438 sq ft