RESIDE
MANCHESTER

# A88 Eliza Yard 125 Jersey Street

Ancoats, Manchester, M4 6HB

**Asking Price £365,000**

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Eliza Yard is an exciting new development in the heart of Ancoats.

The whole development is now build complete with immediate occupation.

This striking collection of high-specification 1, 2, and 3-bedroom apartments is part of Manchester Life's latest phase of regeneration, perfectly positioned in one of the city's most vibrant and creative neighbourhoods.

Designed for modern urban living, each apartment will feature contemporary interiors, spacious layouts, and premium finishes throughout. Residents will benefit from beautifully landscaped communal spaces, cycle storage, and lift access to all floors.

Eliza Yard is ready for occupation and offers a rare opportunity to purchase in one of Manchester's most desirable postcodes, just a short walk from Cutting Room Square, New Islington Marina, and the Northern Quarter.

*Disclaimer: Images shown are of the development's show apartment and are for illustrative purposes only.

## Eliza Yard

Eliza Yard is at the heart of Ancoats' next phase of regeneration, introducing new homes, independent businesses, the Ancoats Mobility Hub, and an enhanced Ancoats Green, while preserving the area's unique heritage, character, and strong sense of community.

The development comprises 126 apartments, including 40 one-bedroom, 80 two-bedroom, and 6 three-bedroom homes. Juliet balconies are provided to all apartments, with the exception of four central units on Level 7, while four apartments also benefit from both internal and external entrances. Residents enjoy a communal entrance with concierge service, Kone lifts serving all floors, and access to a secure private courtyard featuring a blend of hard and soft landscaping, bench seating, picnic tables, and a pergola.

## The Tour

The kitchen has been thoughtfully designed with pebble grey base and wall units featuring integral J-pull handles, complemented by platinum white carcasses, all of which are FSC Mix Material certified. Polished quartz worktops with matching upstands and a drainer provide a sleek finish, while a stainless steel sink with a chrome U-neck tap adds practicality. High-quality Blum Tandembox Antaro soft-close drawers and Blum premium soft-close hinges enhance functionality throughout. Integrated appliances include a Bosch electric oven, Bosch ceramic hob with glass splashback, CDA canopy extractor hood, CDA integrated 70/30 fridge freezer, and CDA integrated dishwasher.

Bathrooms and en-suites have been finished to a high standard with Hi-Macs vanity tops and full-height mirrors, chrome towel rails, and a stylish combination of Domus Colori Matt wall tiles and Domus Stavanger floor tiles. Contemporary sanitaryware includes Villeroy & Boch white toilets and basins with chrome Grohe flush plates and Vado taps, alongside a Kaldewei bath with chrome tap and hand spray, plus an MX shower tray with Vado mixer shower and showerhead.

Throughout the apartment, flooring has been carefully selected to complement each space, with Twist Colour Creation Zen LVT flooring to the kitchen and living areas, Cormar Hampstead Gunmetal carpets to the bedrooms, and Domus Stavanger tiling to bathrooms and en-suites. Walls are finished in Cameo Silk paint throughout, creating a bright and neutral backdrop. Full-height windows with slender frames maximise natural light while reflecting the industrial character of the surrounding Ancoats area.

The homes also benefit from energy-efficient mechanical ventilation with heat recovery systems, Mylek Ultra Slim electric radiators, and low water usage fittings designed to improve efficiency. Lighting includes a combination of LED downlights, spotlights, pendant, and bayonet fittings, while hot water is supplied via a pressurised tank located within the utility cupboard.

Connectivity has been carefully considered, with Freeview TV and VOIP telephone points in the living room, Sky access available via Wi-Fi through Sky Glass or Stream, a TV point in the principal bedroom, and fibre broadband connectivity available through BT or Hyperoptic.

## The Area

Eliza Yard is perfectly positioned within the vibrant neighbourhood of Ancoats, one of Manchester's most sought-after and characterful districts. Once known as the world's first industrial suburb, Ancoats has evolved into a thriving urban village that blends historic mill architecture and canal side living with an outstanding independent food, drink, and cultural scene.

Located just moments from Cutting Room Square, residents are surrounded by a wide selection of independent cafes, restaurants, bars, and bakeries, including Elnecot, Canto, Erst, The Jane Eyre and mana, alongside popular coffee spots such as Ancoats Coffee Co.

Residents can also enjoy easy access to green and waterside spaces, with Ancoats Green, Cotton Field Park, New Islington Marina, and the Rochdale Canal all within walking distance, offering a balance between city-centre convenience and quieter outdoor living.

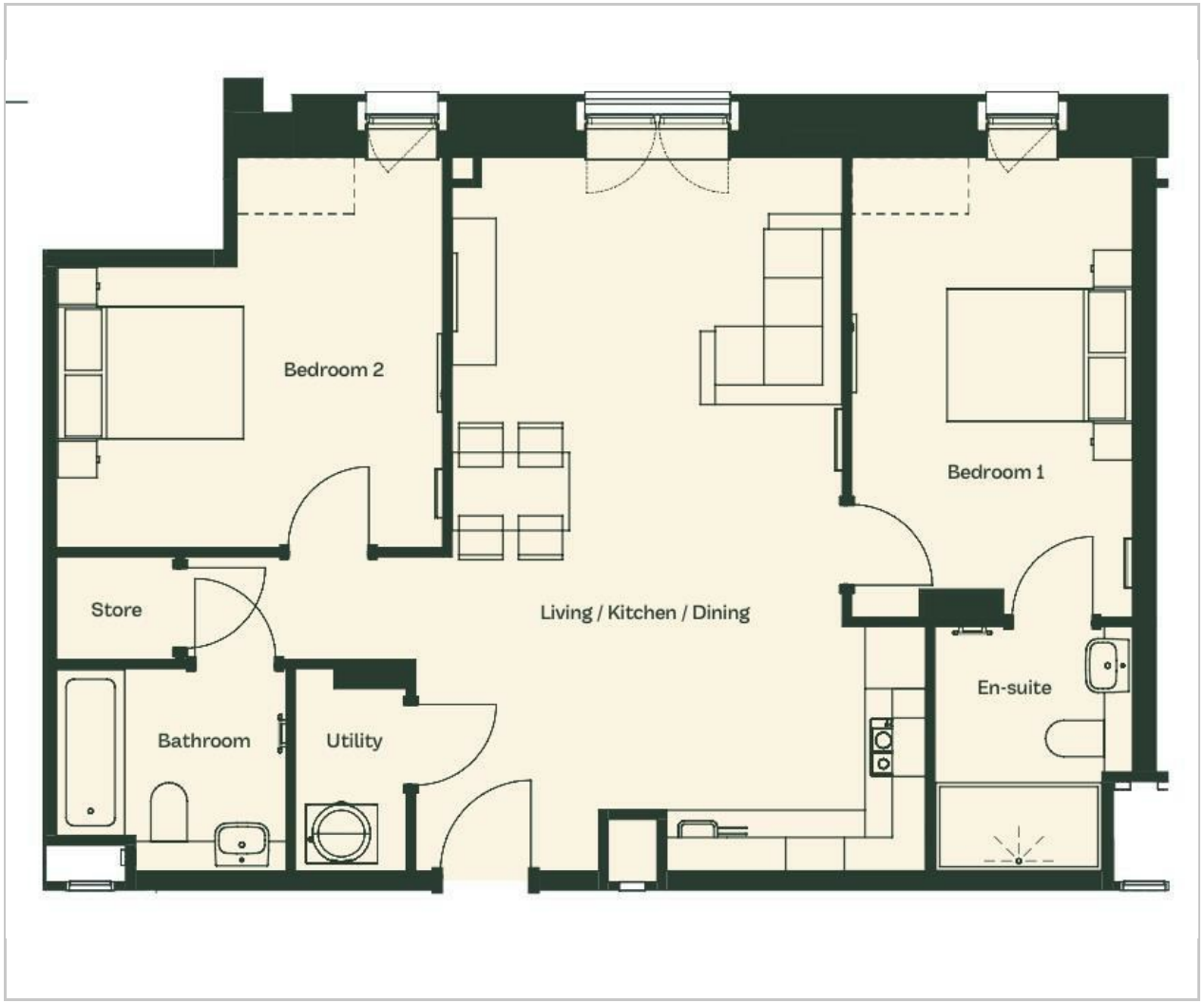
Connectivity is another major advantage, with Manchester city centre, the Northern Quarter, and Piccadilly Station all easily accessible on foot. The nearby New Islington tram stop provides convenient links across Greater Manchester, while the new Ancoats Mobility Hub further enhances sustainable transport.

## Lease Information

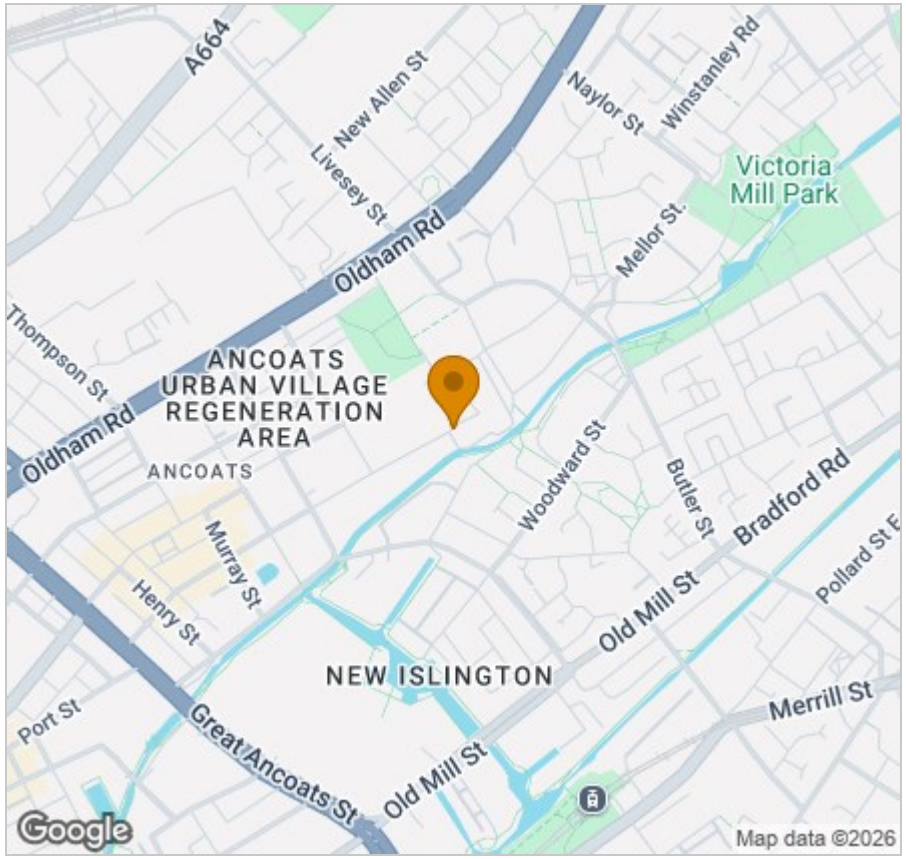
Length of lease - 250 years
Service charge - Approx £3,401.62 per annum
Ground rent - Peppercorn
10-year structural warranty with ICW inclusive of a 2-year defects period

- Ready For Immediate Occupation
- Brand New Manchester Life Development
- Right In The Heart Of Ancoats
- One Beds Also Available From £235,000
- Two And Three Beds Also Available
- Concierge Service 7 Days A Week
- Private Residents' Courtyard
- Pets Welcome
- Most Apartments Include A Juliette Balcony

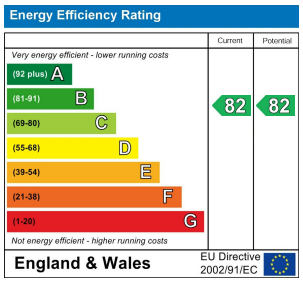
## Floor Plan

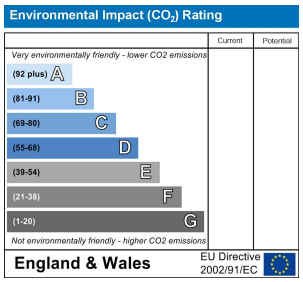



## Area Map




## 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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