



RESIDE  
—  
MANCHESTER

39 Velvet House 60 Sackville Street  
Manchester, M1 3WE

**Asking Price £192,000**



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# 39 Velvet House, 60 Sackville Street

Manchester, M1 3WE

Spacious one bedroom, one bathroom apartment for sale in Velvet House, Granby Village.

Situated within the popular Granby Village development, this well-presented apartment benefits from a generous open-plan living and dining area, one double bedroom, one bathroom and large windows that allow plenty of natural light throughout.

Velvet House is ideally located in the heart of Manchester city centre, just moments from Canal Street, Chinatown and Manchester Piccadilly Station. Residents can enjoy easy access to a wide range of restaurants, bars, cafés, shopping facilities and excellent transport links across the city and beyond.

The development benefits from a range of resident amenities including a gymnasium, swimming pool, sauna, communal gardens, games room and concierge service.

To book a viewing please contact the sales team on 0161 837 2840.

## The Tour

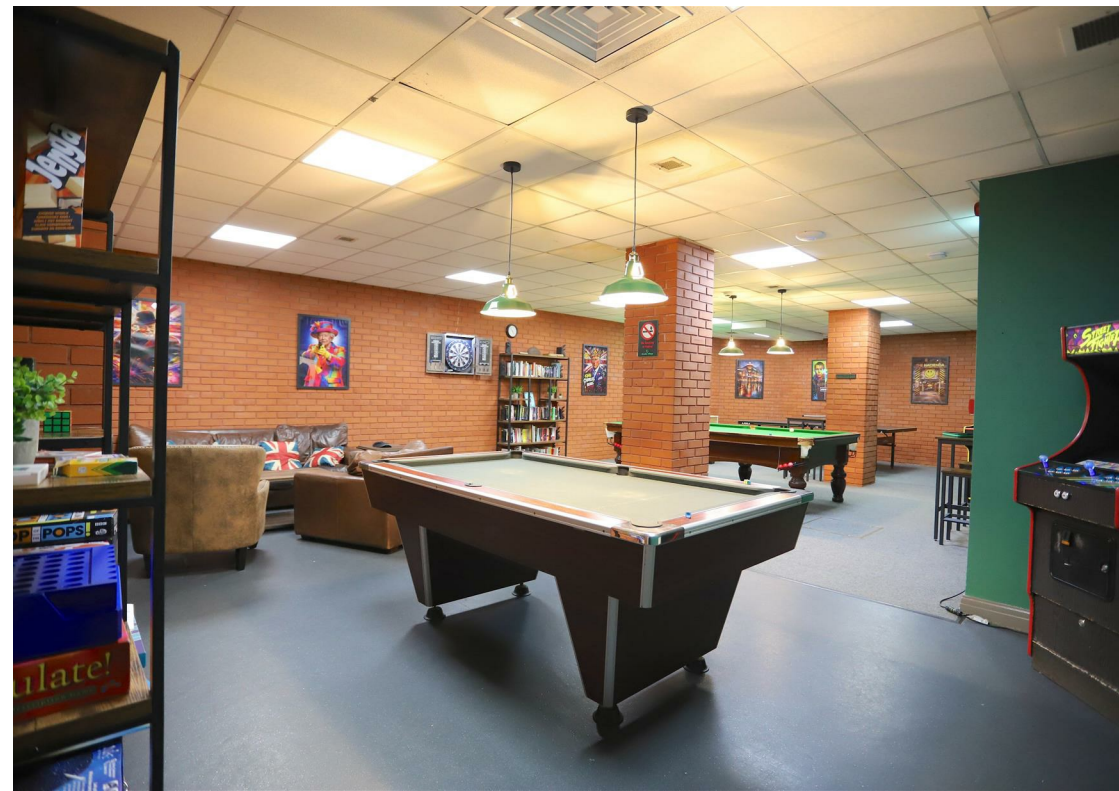
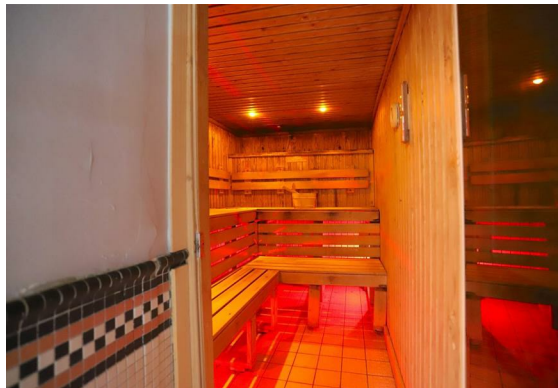
Residents benefit from access to a range of on-site leisure facilities, including a gymnasium, swimming pool, sauna, games room and communal landscaped gardens.

One double bedroom, One bathroom apartment located on the 5th floor of Velvet House.

Living/Kitchen area: Laminate flooring throughout, the living area benefits from floor-to-ceiling windows and the kitchen fitted with an integrated hob, Lamona oven, Beko fridge-freezer, Hotpoint dishwasher and Statesman washing machine.

Bedroom: Carpeted flooring and a large floor to ceiling window.

Bathroom: Fitted with white three piece suite incorporating panelled bath with shower fitted over a bath, WC and hand wash basin, benefits from being partially tiled and vinyl flooring.





### The Area

Velvet House is ideally positioned on Sackville Street in the heart of Manchester city centre, making it an excellent location for those who want everything the city has to offer within easy reach. Canal Street, Chinatown and the Northern Quarter are all just a short walk away, offering an extensive selection of independent bars, restaurants, cafés and cultural attractions. Manchester Piccadilly Station is only a few minutes away on foot, providing convenient rail connections across Manchester and the UK, while the nearby University of Manchester and Manchester Metropolitan University make this a particularly desirable location for professionals, academics and students alike. The combination of excellent transport links, vibrant amenities and a central city-centre setting makes Velvet House a highly sought-after place to live.

### Lease Information

Length of Lease: 125 years from 1991.

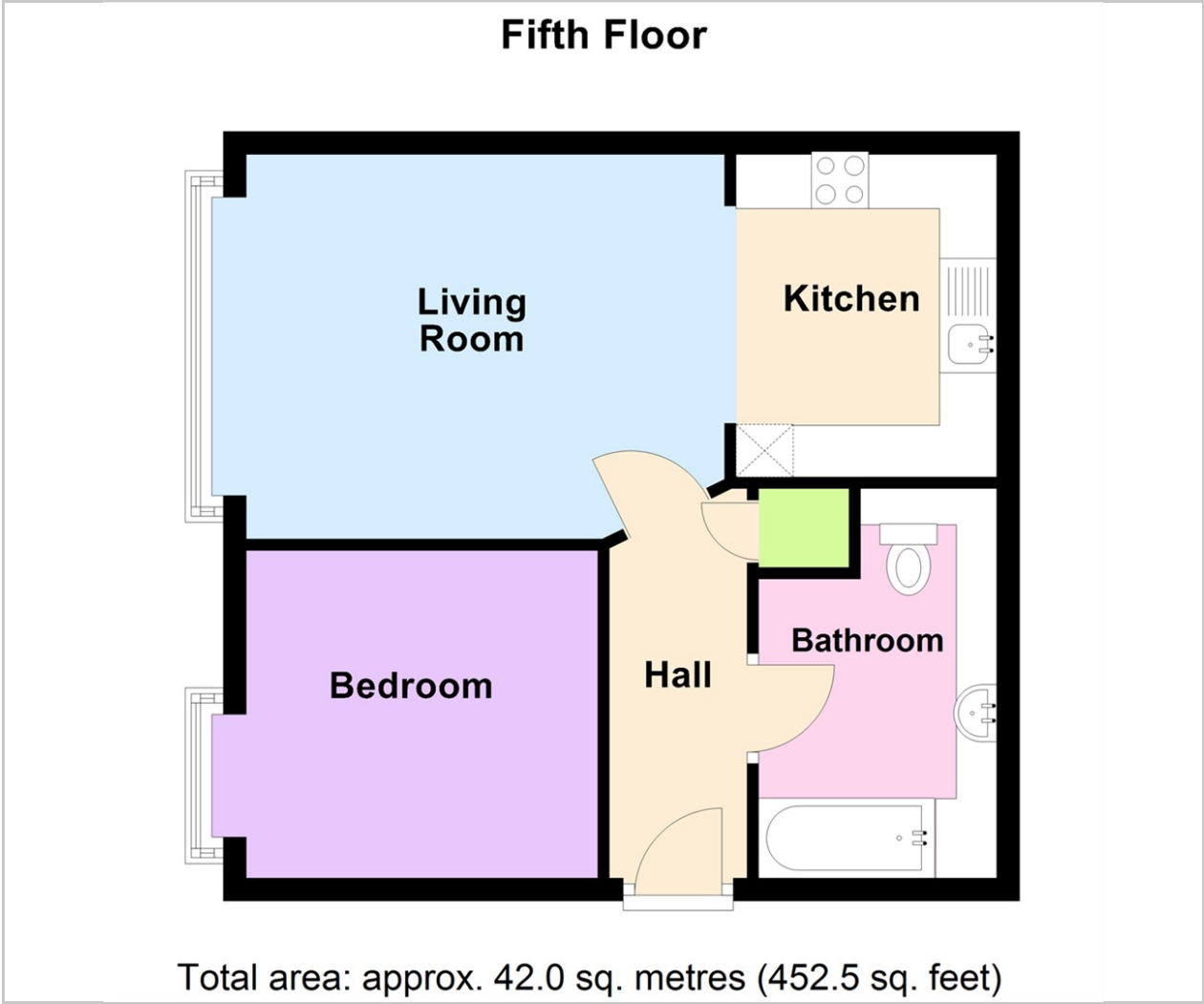
Ground Rent: Peppercorn.

Service Charge: £4027.10 per annum (includes water).

- One Double Bedroom
- One Bathroom
- Car Parking Space Included
- Concierge Service
- No Chain
- EPC Rating C
- Games Room
- Gym, Sauna & Pool
- Vacant Possession
- City Centre Location



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

