



56 HIGH STREET MANCHESTER, M4 1ED

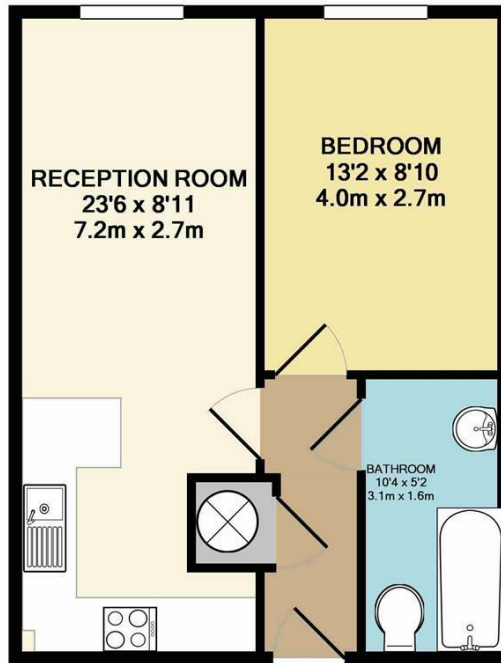
£147,000
LEASEHOLD

Nestled in the heart of the vibrant Northern Quarter, this modern apartment on the 6th floor, just below the penthouses at 56 High Street offers a perfect blend of contemporary living and urban convenience. Built in 2004, the property boasts a stylish design that caters to the needs of today's discerning residents.

Upon entering, you are welcomed into a large living room that provides an inviting space for relaxation and entertainment. The room is filled with natural light, creating a warm and airy atmosphere. Adjacent to the living area, you will find a spacious double bedroom, ideal for restful nights and personal retreat.

The apartment also features a well-appointed bathroom, ensuring comfort and privacy. With a service charge of £1,748.76 per year and no ground rent, this property presents an attractive option for those looking to invest in a hassle-free lifestyle.

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TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Sales
Jun-14 Great Ancoats Street
Northern Quarter
Manchester
M4 5AZ

0161 236 0004
mark.buckley@buckleyfrayne.co.uk
www.buckleyfrayne.co.uk

buckleyfrayne