



# RESIDE

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## MANCHESTER

1109 Victoria Residence 16 Silvercroft Street  
Manchester, M15 4ZE

**Asking Price £360,000**





# 1109 Victoria Residence 16 Silvercroft Street

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An exceptional two bedroom two bathroom apartment nestled in the heart of Crown Street in Victoria Residence.

Perched on the 11th floor, this residence boasts a chic open-concept kitchen and living area. The apartment encompasses two lavish double bedrooms, with an en-suite for the primary room and a separate bathroom.

The Renaker development offers an array of opulent communal amenities, including a 24-hour concierge, co-working space, a communal terrace, a private dining room, and access to a 44th floor swimming pool and state-of-the-art gymnasium.

No chain and vacant possession.

### Specification

Internal finish:

- Chrome ironmongery
- Satinwood finish to internal skirting and architraves
- White emulsion to walls and ceilings

Flooring:

- Alsapan herringbone flooring in 'Cajun Oak' to living area and hallway
- Fitted carpets to bedrooms
- Tiling to bathroom and en-suite

Kitchen:

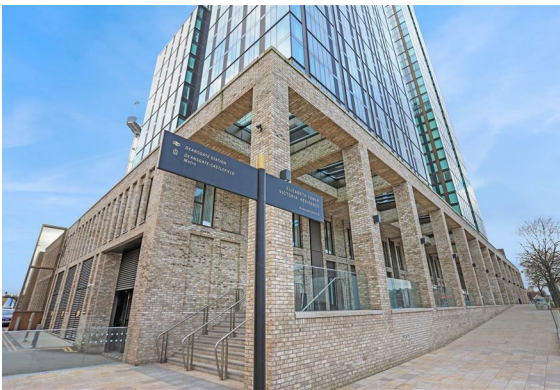
- Contemporary fitted kitchen cabinets
- Handleless door and drawer fronts
- Composite / solid work surface with full-height splashbacks in matching composite or glass
- Integrated Bosch touch control ceramic hob, oven and concealed re-circulating cooker hood
- Integrated fridge-freezer and automatic dishwasher
- LED under unit lighting
- CDA wine cooler

Bathroom / En-suite:

- Sanitary ware featuring wall-hung wash basin and WC with concealed cisterns and soft close seat
- Steel bath
- Rainhead shower to bathroom and en-suite, plus brassware
- Glazed shower screens
- Tiled walls
- Bespoke storage with mirrored doors and built-in shaver sockets

Electrical & communications

- LED downlights to hallway, living area, bedrooms, bathroom and en-suite
- Provision for BT, Sky Q and Virgin Media to living areas and bedrooms
- Dedicated Hyperoptic, fibre-optic internet provision
- Brushed nickel sockets and switches throughout







### The Area

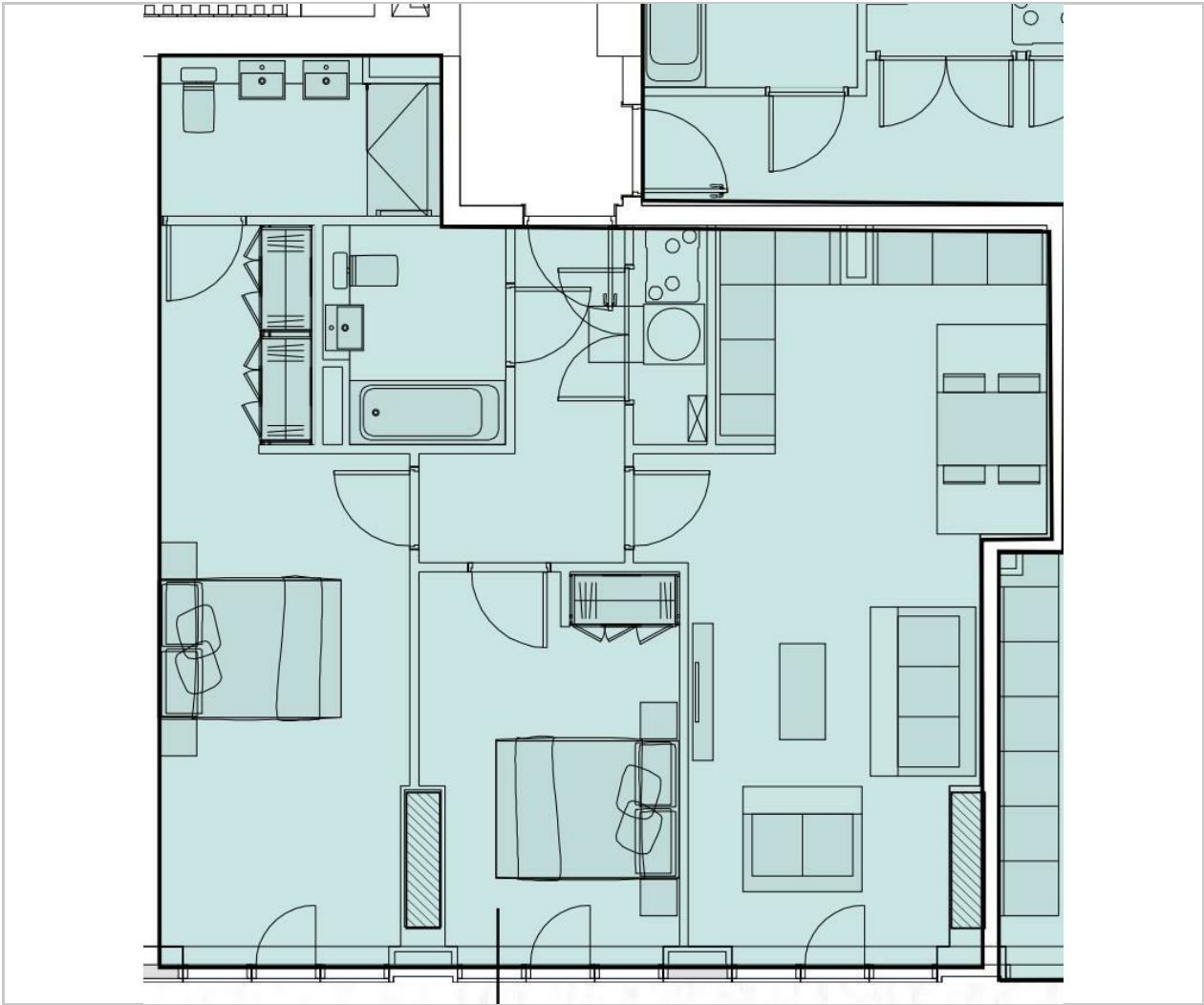
Crown Street forms part of New Jackson Area, a new neighbourhood located in the south-western part of Manchester city centre. Stunning apartments and luxury facilities make this one of the most desirable places to live in the city, as well as being surrounded by extensive public realm and green space, connected by a network of pedestrian and cycle pathways. The area is already thriving with the addition of local business such as; General store, Salvis Italian restaurant, Green Lab and many more.

### Lease Information

Service Charge: £2,907.76 per annum  
Buildings Insurance: £467.06 per annum  
Ground Rent: £420 per annum

- Two Double Bedrooms
- Two Bathrooms
- Luxury Development
- Owner Occupiers & Investors Welcome
- No Chain
- EPC Rating B
- Communal Roof Terrace
- 44th Floor Gym & Yoga Studio
- Swimming Pool With Amazing Views
- 24 Hour Concierge

Floor Plan

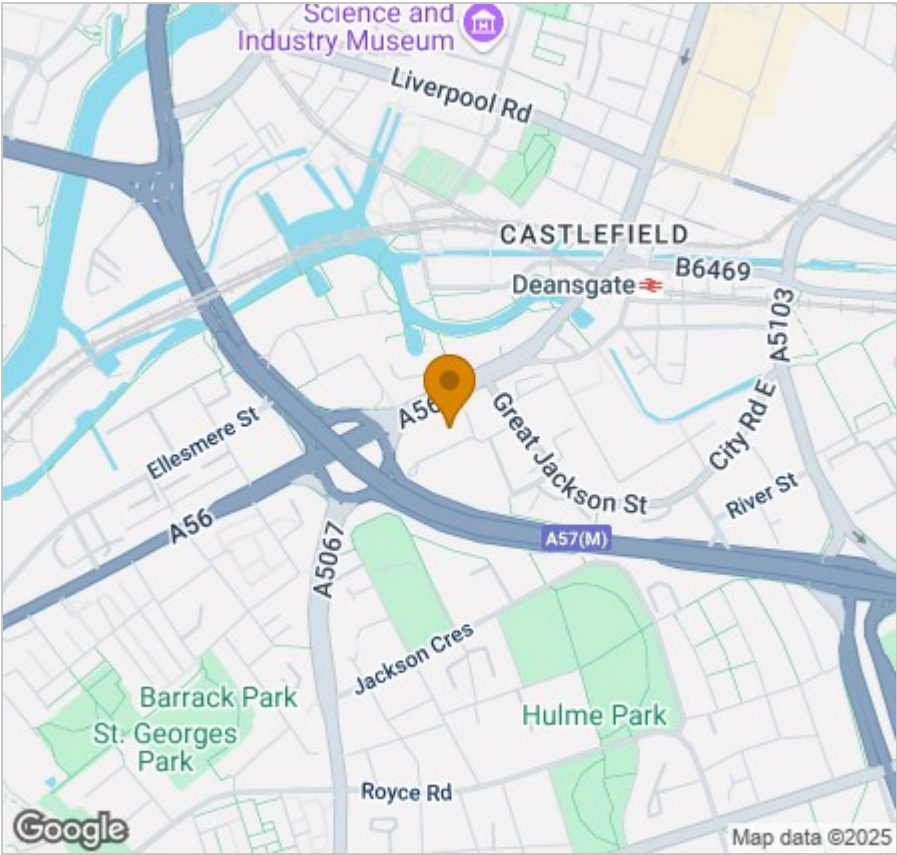


Viewing

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

