



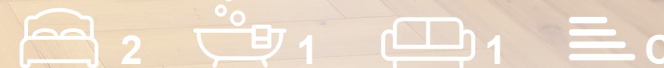
RESIDE

MANCHESTER



14 James Brindley Basin Piccadilly Village
Manchester, M1 2NL

Asking Price £295,000



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James Brindley Basin, located within the Piccadilly Village development in Manchester's M1 district near Piccadilly Station and Ancoats, is a canal-side residential area that forms part of one of the city's earliest regeneration schemes. Developed in the early 1990s on the site of the former Phoenix Works, it was designed to reflect Manchester's industrial heritage with "warehouse-style" architecture and modern amenities.

This fully renovated two bedroom apartment is nestled into the first floor of the development and benefits from views overlooking both the basin and the canal. The property also comes with an allocated car parking space within a gated car park.

James Brindley Basin remains a distinctive, characterful enclave offering a rare balance of heritage charm, convenience, and serenity within Manchester's vibrant core.

The Tour

On the first floor, you enter this beautifully renovated apartment via a spacious hallway that connects seamlessly to the rest of the accommodation, with electric heating throughout.

The living area boasts elegant herringbone flooring, TV points, and access to a private balcony overlooking the canal. Double doors open through to a fully fitted kitchen, complete with a fridge freezer, Beko oven, hob, extractor fan, and integrated dishwasher—creating a stylish and functional space ideal for modern living.

Both bedrooms are carpeted for comfort, with the primary bedroom enjoying a Juliet balcony that offers charming views over the basin.

The bathroom features tiled flooring, partially tiled walls, and a modern three-piece suite with a shower over the bath.

Two storage cupboards are conveniently situated in the hallway, one housing the water heater.





The Area

The basin offers tranquil waterside living with landscaped gardens, balconies, and access via footbridges to the canal towpath, while maintaining excellent connectivity to the city centre, Metrolink, and motorway networks. Residents benefit from a calm yet central location close to Ancoats cafés, restaurants, and nightlife. New Islington Marina is also close by, surrounded by independent cafés, bars, and restaurants and offering a tranquil canal-edge setting.

Lease Information

Lease Length and Years Remaining: 230

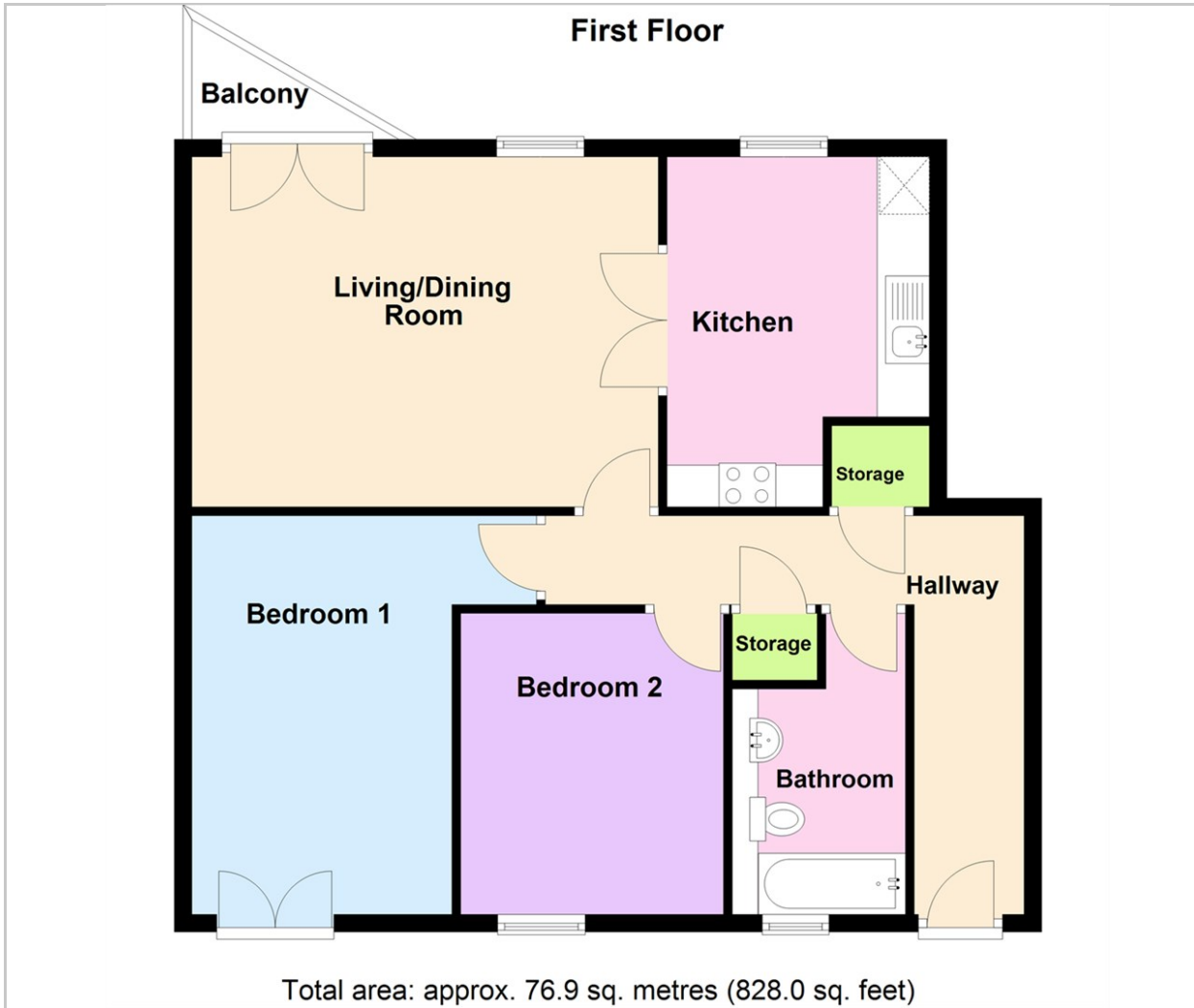
Service Charge Per Annum: £1595.88

Ground Rent: No Ground Rent

- Two Double Bedrooms
- One Bathroom
- Dual Aspect
- Balcony Overlooking Canal
- Fully Renovated Throughout
- EPC Rating C
- Secure Allocated Parking Included
- Close to Transport Links



Floor Plan

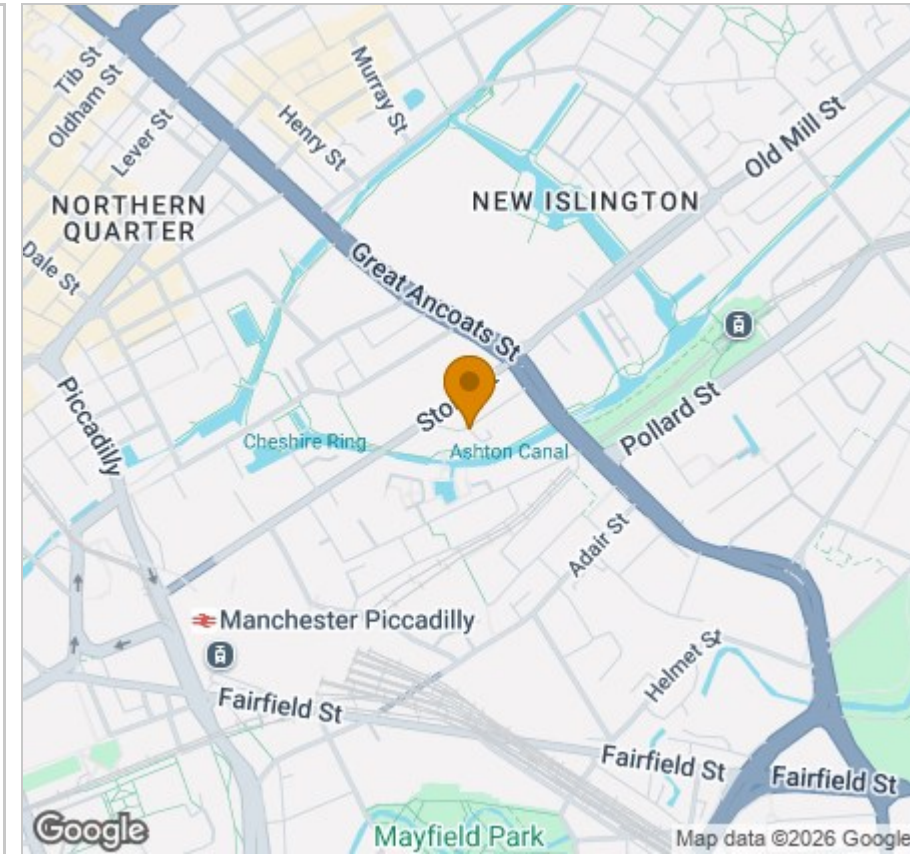


Viewing

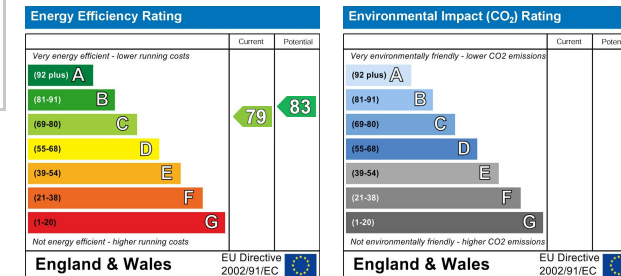
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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