



RESIDE

MANCHESTER



11 One Victoria 9 Great Ducie Street  
Manchester, M3 1PQ

**Asking Price £380,000**



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# 11 One Victoria 9 Great Ducie Street

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One Victoria is a contemporary residential development located in Manchester's sought-after Victoria District, just moments from Manchester Victoria Station and the city centre. Comprising two striking buildings, One East and One West, the development offers a collection of high-quality three-bedroom apartments designed for modern urban living.

Residents benefit from a daytime concierge service, secure parcel and bike storage, landscaped communal areas and an impressive 10th-floor rooftop garden with panoramic views across the Manchester skyline. Positioned within walking distance of the Northern Quarter, Corn Exchange, Arndale Shopping Centre, AO Arena and Spinningfields, One Victoria combines exceptional connectivity with the very best of city living, making it an ideal home for professionals, owner-occupiers and investors alike.

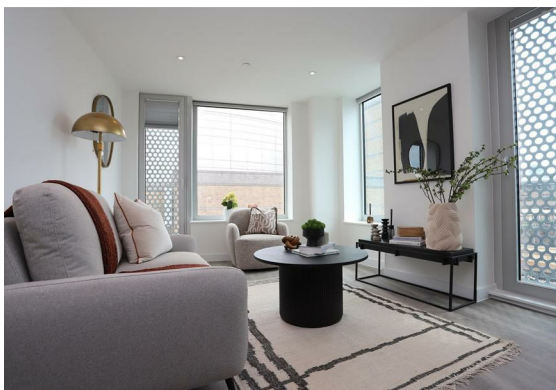
Completion end of Q4 2026.

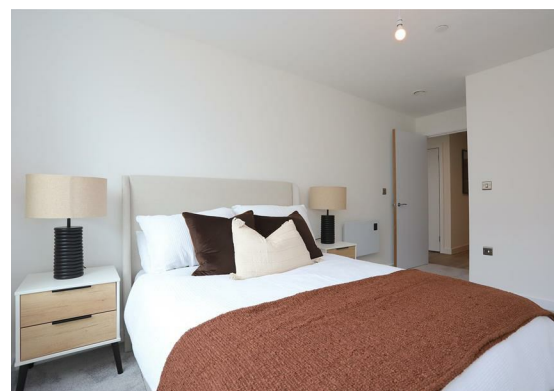
## The Tour

Step inside to discover a beautifully designed apartment finished to an exceptional contemporary standard. The welcoming entrance hall leads into a bright open-plan living, dining and kitchen area, creating an ideal space for both relaxing and entertaining. The bespoke kitchen features sleek cabinetry, designer finishes, integrated appliances including an oven, induction hob, microwave, fridge freezer and dishwasher.

The bedrooms are generously proportioned and finished with luxury carpeting, while the stylish bathroom showcases a modern white suite with chrome fittings, concealed cistern WC, heated towel rail and contemporary tiling.

Throughout the apartment, quality finishes include Amtico flooring to the living areas and hallway, blackout roller blinds, recessed LED lighting, fibre broadband connectivity and app-controlled electric heating. Residents also enjoy the convenience of secure video entry, daytime concierge, express lifts, landscaped communal spaces, secure bicycle storage and access to the stunning communal rooftop garden, offering a peaceful retreat above the city.





## The Area

Situated in the heart of Manchester's vibrant Victoria District, One Victoria places everything the city has to offer within easy reach. Manchester Victoria Station is only a short walk away, providing excellent rail and Metrolink connections across Greater Manchester and direct services to destinations including Leeds, Liverpool and Manchester Airport, while Manchester Piccadilly offers fast links to London and other major UK cities.

The surrounding neighbourhood is home to some of Manchester's most popular destinations. The Northern Quarter is renowned for its independent cafés, restaurants, bars and boutique shopping, while nearby Corn Exchange, Exchange Square, Selfridges, Harvey Nichols and Manchester Arndale provide an outstanding retail experience. Residents can also enjoy world-class entertainment at the AO Arena, Co-op Live and Manchester's thriving theatre and music scene.

Manchester is widely recognised as one of the UK's leading cities for business, education and culture, with five universities, a flourishing financial and technology sector, and an exceptional choice of restaurants, leisure facilities and green spaces. Combining outstanding transport links, a dynamic social scene and strong long-term growth, the Victoria District continues to be one of the city's most desirable locations to live.

## Lease Information

Lease: 250 years from August 2022

Service charge: £2,832 per annum.

Ground rent: Peppercorn.

EWS1 Rated A1.

- Three Double Bedrooms
- Three Bathrooms
- Car Parking Space Additional £30,000
- Owner Occupiers & Investors
- Completion End Q4 2026
- Three Beds With Balconies Available From £385,000
- City Centre Location
- Day Concierge
- Bike Storage
- Communal Roof Terrace

Floor Plan

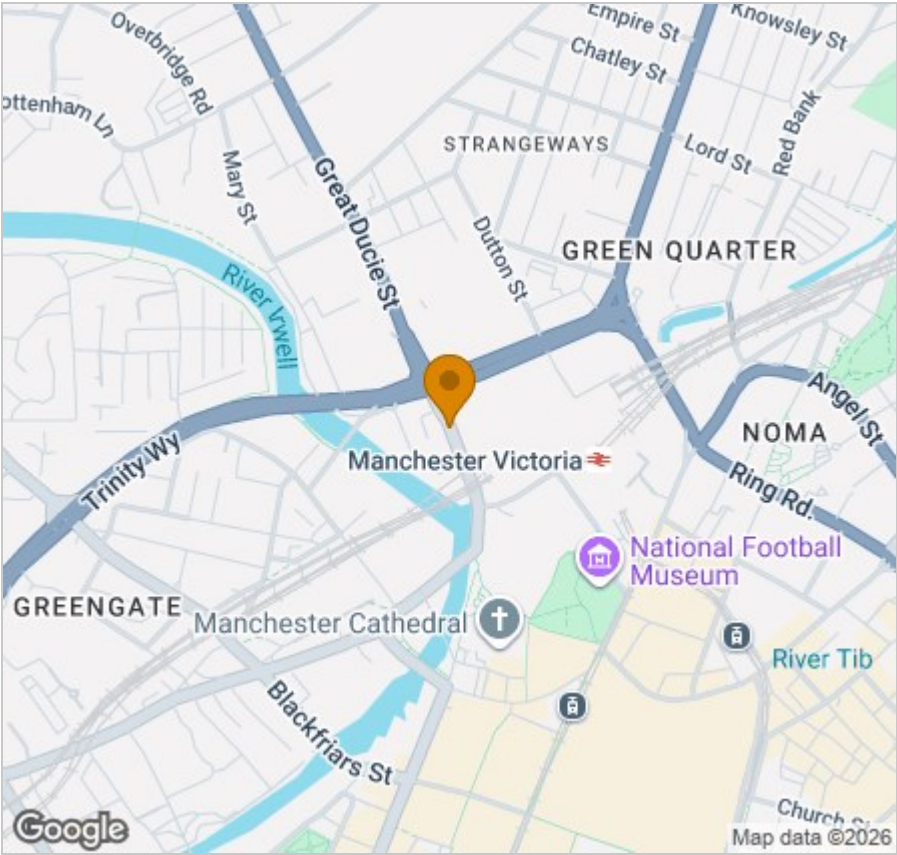


Viewing

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

