



RESIDE
MANCHESTER



303 Garden House 114 High Street
Northern Quarter, Manchester, M4 1HQ

Asking Price £155,000



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This lovely one bedroom apartment is located on the third floor of the Garden House development. This apartment benefits from an open plan living / kitchen area as well as a juliet balcony.

Garden House is situated in the heart of the Northern Quarter where a variety of independent bars, restaurants and entertainment services can be found. As well as being a 5 minute walk directly into the centre of the town where the Arndale Shopping Centre and The Printworks can be found.

<https://www.riverside.org.uk/garden-house-56-high-street/> all updates relating to cladding can be found on this link – please scroll down for The Garden House.

The Tour

Located on the third floor the apartment is entered via a wooden front door, leading into a spacious hallway with laminate flooring.

Open Plan Living/Kitchen Area: The living room benefits from floor to ceiling double glazed windows with a juliet balcony. Laminate flooring, wall mounted radiators, TV, phone & satellite points. The kitchen includes a range of base and wall units, Indesit electric hob with Extractor hood, Electrolux Oven, and an Indesit free standing fridge freezer.

Bedroom 1: Double bedroom, carpeted flooring, wall mounted radiator, floor to ceiling double glazed window, TV point.

Bathroom: Three piece white Roca suite with large bath, fully tiled floor and partially tiled walls, wall mounted mirror, extractor fan, wall mounted heated towel rail.



The Area

Garden House is perfectly situated in the heart of Northern Quarter, making it the perfect location who those who enjoy having the city on their doorstep. Piccadilly Gardens, The Arndale and Cutting Room Square in Ancoats are only a stones throw away, home to many independent bars, restaurants and coffee shops. Victoria train station is only a short walk away, making this an ideal location for those commuting across the UK.

Lease Information

Lease: 227 years remaining.
Ground Rent: Peppercorn.
Service Charge: £1,244.88 per annum.

- One Double Bedroom
- Juliet Balcony
- Open Plan Living / Kitchen Area
- Situated in the heart of the Northern Quarter
- No Chain
- EPC rating C
- Short Walk to Ancoats
- City Centre Location
- Tenanted @ £1,025pcm
- EWS1 Form Issued

Floor Plan

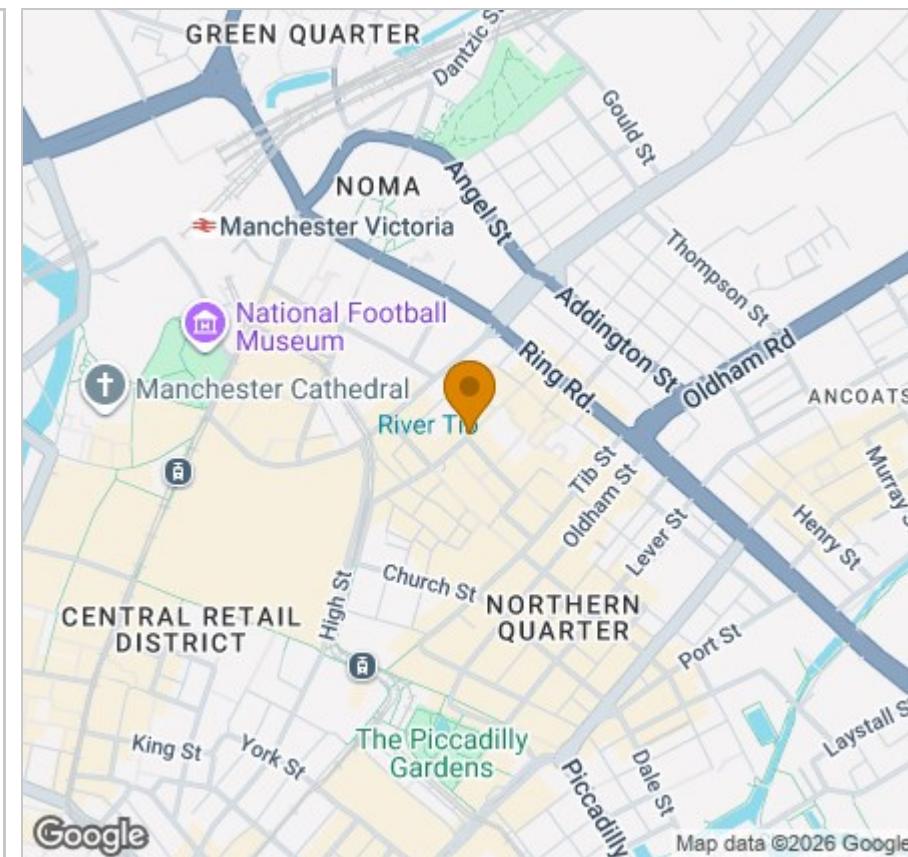
Third Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 55.2 sq. metres (593.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		83
(81-91) B	71	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		74
(81-91) B		73
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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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Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com