

14 St. Marys Parsonage | Manchester | M3 2DE

Asking Price £399,000

The GOOD ESTATE AGENCY

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SPACIOUS TWO-BEDROOM APARTMENT WITH WRAP-AROUND BALCONY, RIVER VIEWS & VALET PARKING IN THE PRESTIGIOUS CENTURY BUILDINGS DEVELOPMENT.

Occupying a desirable fourth-floor position within Century Buildings, this impressive two-bedroom, two-bathroom apartment offers 1,023 sq ft (95 sq m) of well-proportioned accommodation, complemented by a wrap-around balcony overlooking the River Irwell and the iconic Lowry Hotel.

Combining generous living space with an exceptional city-centre location, the property represents an attractive opportunity for both investors and those seeking a sophisticated urban home.







- SPACIOUS FOURTH-FLOOR APARTMENT EXTENDING TO 1,023 SQ FT (95 SQ M)
- IMPRESSIVE OPEN-PLAN LIVING, DINING & KITCHEN AREA
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- PRESTIGIOUS CENTURY BUILDINGS DEVELOPMENT WITH 24-HOUR CONCIERGE
- TWO GENEROUS DOUBLE BEDROOMS & TWO BATHROOMS
- WRAP-AROUND BALCONY WITH RIVER IRWELL & LOWRY HOTEL VIEWS
- STYLISH INTERIOR & CONTEMPORARY FITTED KITCHEN
- SECURE VALET PARKING











The Apartment

The accommodation opens into a welcoming entrance hallway with useful storage, leading through to a spacious open-plan living and dining area with a contemporary fitted kitchen.

Designed for comfortable everyday living and entertaining, this impressive space connects with the apartment's standout feature: a wrap-around balcony providing an inviting outdoor retreat with views across the River Irwell and towards the Lowry Hotel.

Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from a private en suite shower room. A separate bathroom serves the second bedroom and guests.

The apartment is presented furnished, offering a practical and stylish city-centre residence.

Century Buildings

Century Buildings is an established and highly regarded residential development, combining an enviable riverside setting with the convenience of Manchester city-centre living.

Residents benefit from a 24-hour concierge service and secure valet parking, providing a level of convenience that distinguishes the development from many other city-centre addresses.

Location & Lifestyle

Positioned on St Mary's Parsonage, immediately adjacent to the attractive green surroundings of Parsonage Gardens, Century Buildings enjoys a particularly appealing location in the heart of Manchester.

Deansgate is just moments away, providing access to an outstanding selection of restaurants, cafés, bars, shops and leisure destinations.

The nearby Spinningfields district offers an impressive collection of dining and entertainment venues, while the wider city centre, including Manchester's principal shopping districts and transport connections, is readily accessible.

The combination of riverside surroundings, nearby green space and immediate access to the city's commercial and cultural attractions makes this an especially desirable place to live.

Investment Opportunity

The property is currently let at £1,700 per calendar month, generating an annual rental income of £20,400 and representing a gross rental yield of approximately 5.1% based on the asking price of £425,000.

For investors, the existing tenancy provides an opportunity to acquire an established rental property within one of Manchester's recognised residential developments.

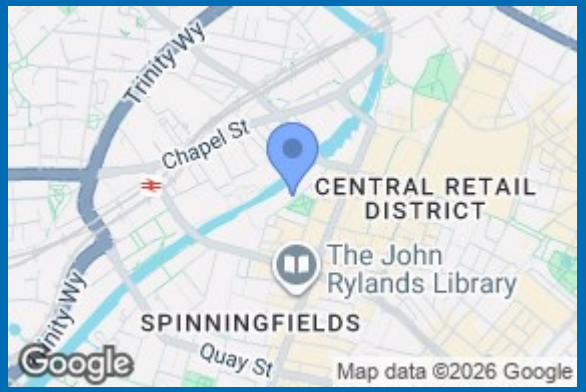
The apartment may also appeal to future owner-occupiers, subject to the existing tenancy arrangements.

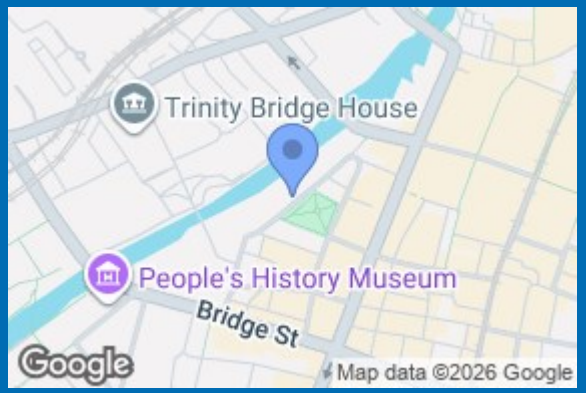
Arrange a Viewing

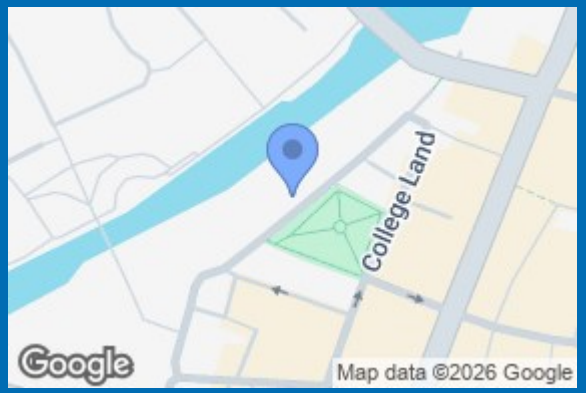
To arrange a viewing or request further information, please contact The GEA. Our experienced team will be delighted to assist.

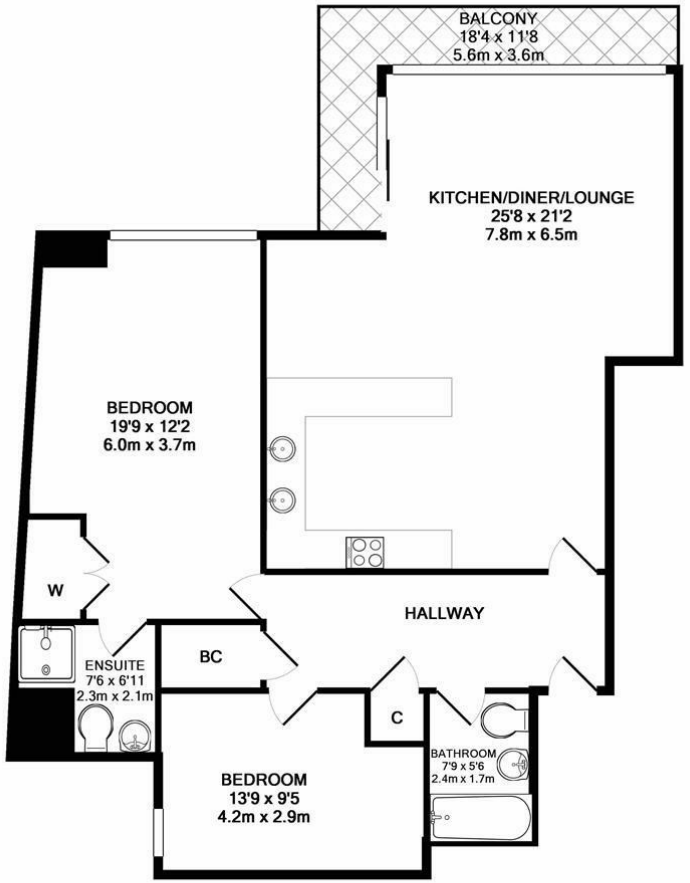
Thinking of Selling or Letting Your Property?

The GEA provides professional sales, lettings and property management services throughout Manchester and across the UK. Contact our team to discover how we can help you achieve the best possible result for your property.





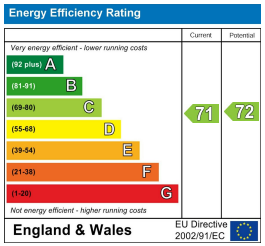




TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)

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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