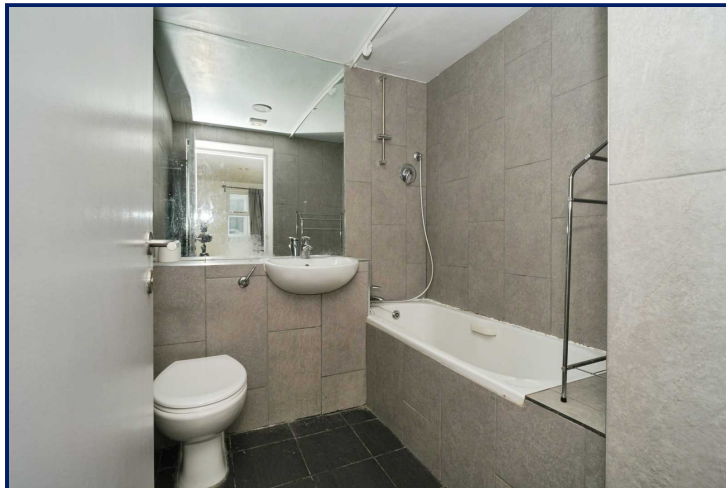
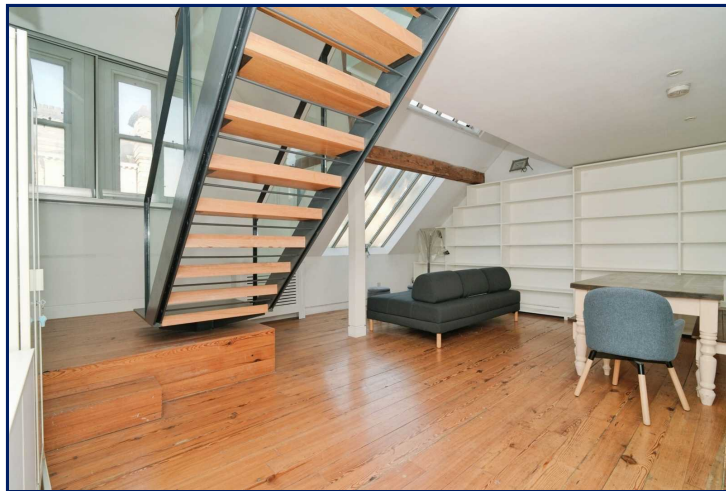
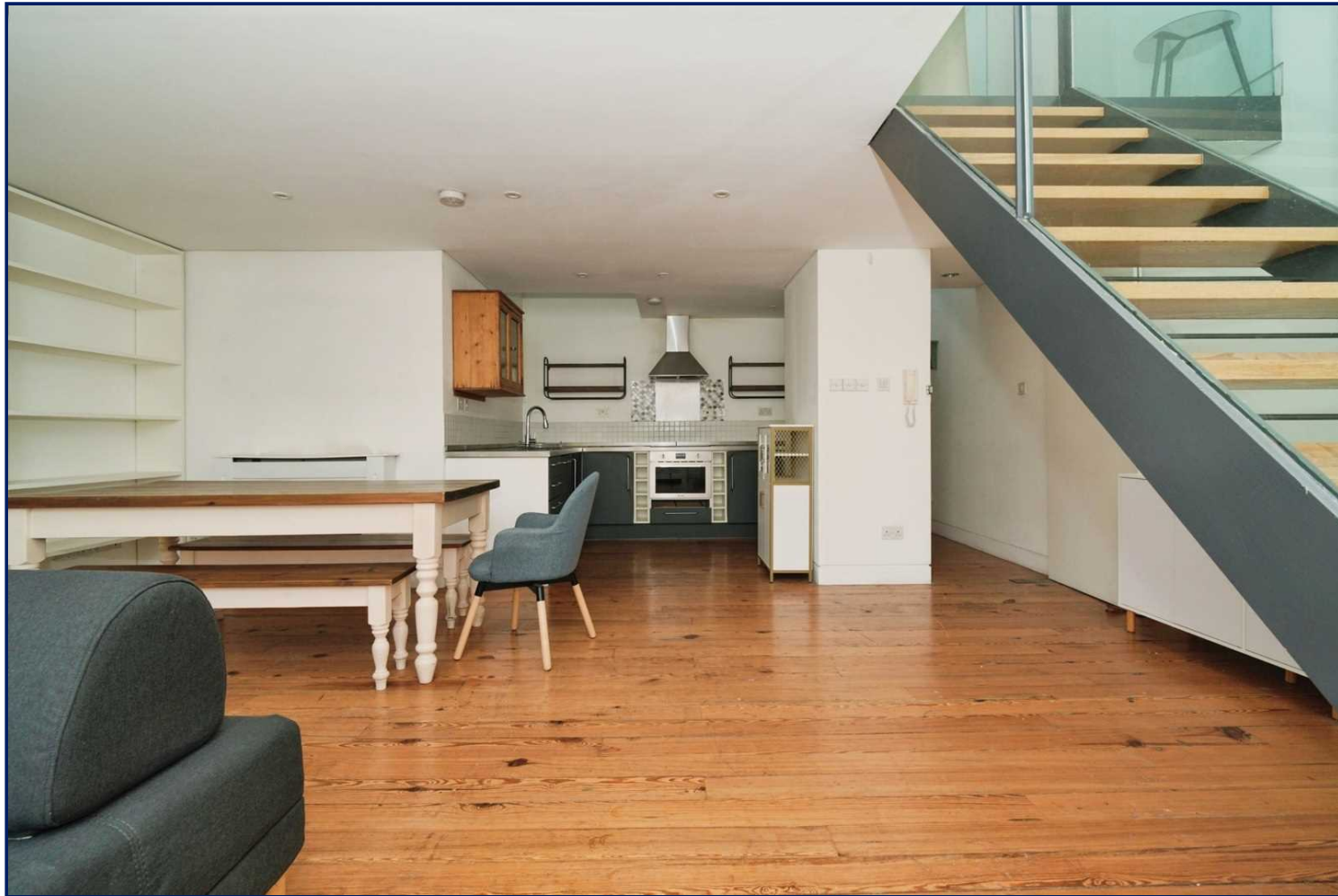
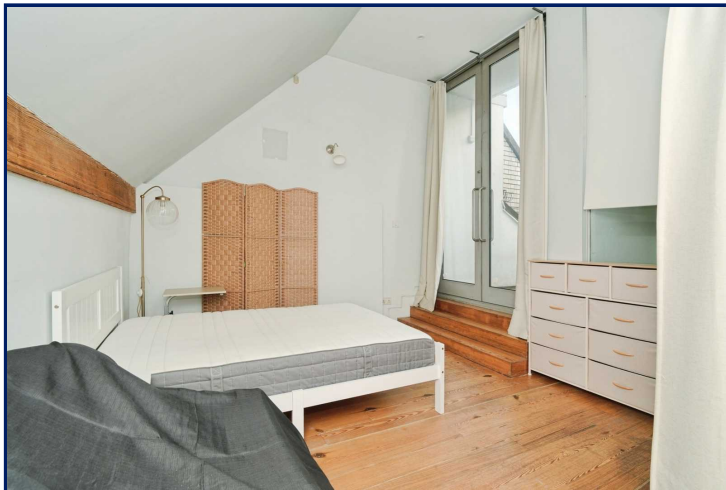




Cross Street, Manchester, M2

Asking Price: £385,000
Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Cross Street, Manchester, M2
Asking Price: £385,000 Leasehold

Council Tax Band: E
EPC Rating: D

A truly impressive and architecturally interesting duplex penthouse apartment situated in this intimate Grade II listed conversion dating back to 1895 featuring a south facing roof terrace providing views back towards the town hall.
In a prime central location this compact development houses just 12 apartments, while the apartment itself is full of charming features including exposed wooden ceiling beams, wooden floors, sloping ceilings and sash windows to name but a few. No onward chain...

4TH FLOOR

Secure communal entrance. The apartment can be reached by lift or stairs.

Lower Level

Entrance Hall

Front entrance door with opaque window to the side. Skylight and window into kitchen allowing natural light into the impressive entrance area. Airing cupboard housing the hot water cylinder and a built in storage cupboard has plumbing for the washing machine. Wall light and wooden floor.

Living/Dining Area/Kitchen

32'4" (9.86) x 20'5" (6.22) (both max)
A spectacular room with partial sloping ceilings featuring two large skylights as well as two sash windows with secondary glazing to the King Street elevation. Exposed wooden ceiling beams and wooden floor. Recessed spotlights to ceiling and additional wall light. Two wall mounted electric heaters. Intercom entry phone. Stylish and contemporary staircase leads to the upper level. Open-plan kitchen with a range of wall and base units with complementary stainless steel work surfaces over incorporating a stainless steel circular bowl sink and matching drainer unit with mixer tap. Built in electric oven and four ring electric hob with stainless steel splashback, and extractor unit over. Integrated dishwasher.

Tiled splashbacks. Recessed spotlights to ceiling. Wooden floor.

Bedroom 2

12'9" x 11'1" (3.89m x 3.38m)
A great size double bedroom with double glazed window. Built in wardrobe with sliding doors. Wall mounted electric heater. Wooden floor. Two spotlights to ceiling. Door into:

Ensuite Bathroom

Fitted with a white three piece suite comprising wash hand basin with mixer tap, twin grip bath with corner mixer tap and shower over and WC with concealed cistern. Tiled walls and floor. Chrome heated towel rail.

Upper Level

Window overlooking the hall below. Wooden floor. Built in wardrobe with hanging rail. Wall light. Recessed area perfect for a desk and chair.

Bedroom 1

14'4" (max) x 11'2" (4.37m (max) x 3.4m)
A superb main bedroom with steps up to double glazed double doors opening onto the roof terrace. Wooden floor. Built in wardrobe with hanging rail. Wall light and spotlights to the ceiling. Door to:

Ensuite Shower Room

Fitted with a white two piece suite comprising wash hand basin with mixer tap and WC with concealed cistern. Shower cubicle. Tiled walls and floor. Chrome heated towel rail. Mirror. Exposed wooden ceiling beams.

Roof Terrace

A fantastic south facing decked terrace with roof top and Manchester Town Hall views.

Leasehold/Council Tax

Lease term: 125 years (less 3 days) from 1st July 2001.
Ground rent: £200 per annum.
Service charge: £5447.15 for period 01/01/25-

31/12/25.
Please verify lease details with your solicitor.
Council tax band E (Manchester City Council).

Agent's Note

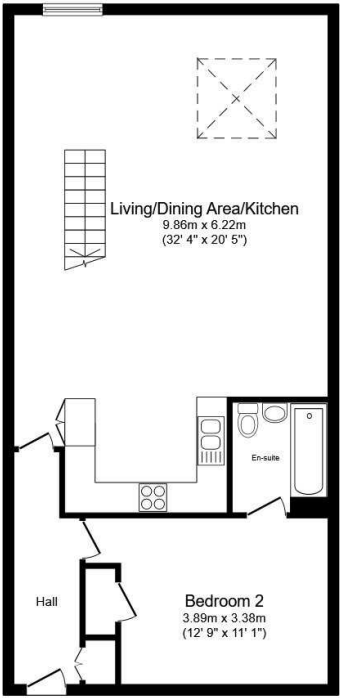
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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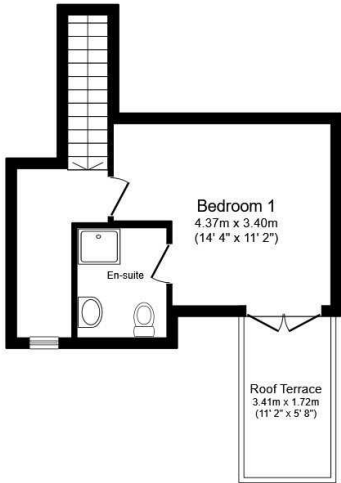
All Measurements
All Measurements are Approximate.



For full EPC please contact the branch.



Lower Level



Upper Level

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

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Other important information which you will need to know about this property can be found at reedsrains.co.uk

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.