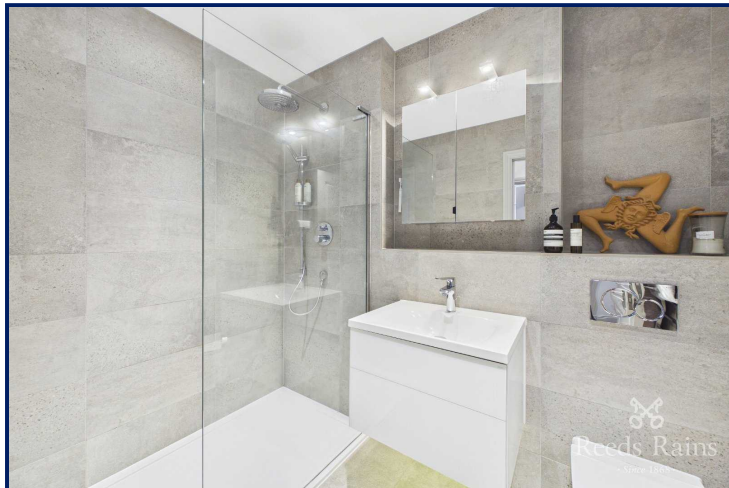
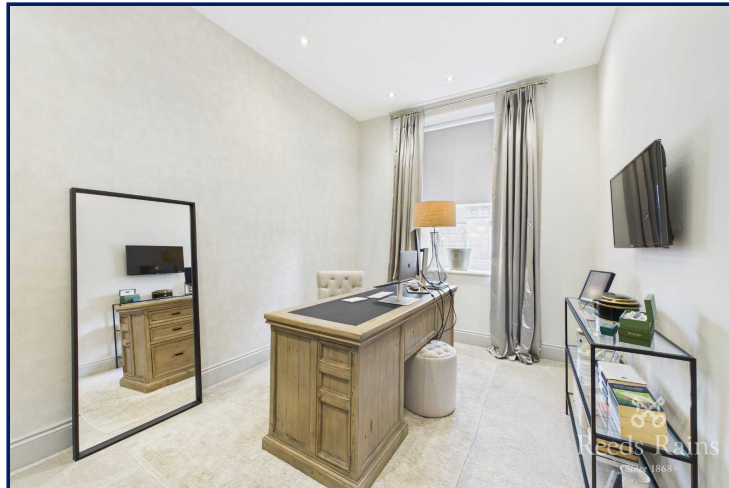
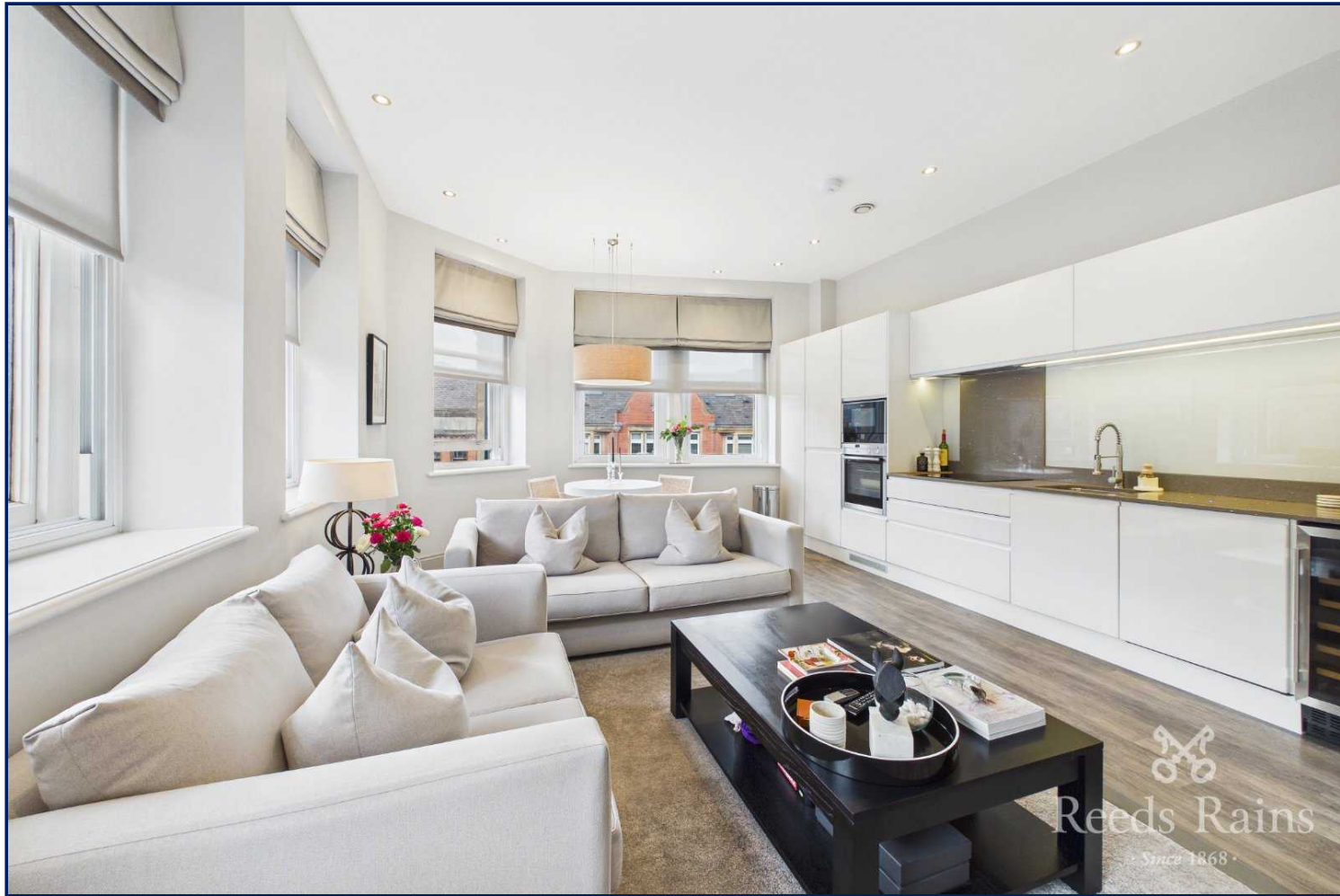
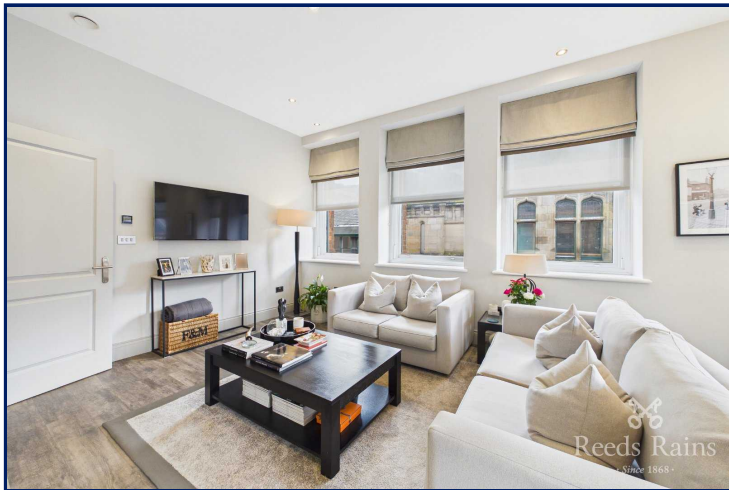




King Street, Manchester, M2

Asking Price: £350,000

Leasehold

Reeds Rains

reedsrains.co.uk

King Street, Manchester, M2
Asking Price: £350,000 Leasehold

Council Tax Band: E
EPC Rating: TBC

Luxuriously-appointed corner apartment on the top floor of this prestigious Grade II listed conversion in a prime central location. Comprising dual-aspect living area incorporating the kitchen, 2 double bedrooms and a luxury shower room. Enviably located just off Deansgate just a short walk from the city's best shops, restaurants and bars, this property is perfectly placed to enjoy everything Manchester has to offer. No onward chain. EPC Rating TBC.

Summary

8 King Street occupies a prestigious position in the heart of Manchester city centre at the prominent junction of King Street and Deansgate. This charming Grade II listed building has been sympathetically converted into high-specification apartments, combining elegant historic architecture with contemporary living. The building is comprised of just 21 bespoke apartments. The apartments are private yet the location places residents within easy reach of Manchester’s finest restaurants, bars, cafés, designer shops and cultural attractions, while the surrounding Deansgate and King Street area provides an exceptional choice of leisure, retail and business amenities. With its central position, distinctive period character, high ceilings, spacious layout and immediate access to the vibrant city centre, 8 King Street offers an outstanding opportunity for those seeking a sophisticated Manchester lifestyle in one of the city’s most established and desirable locations.

3RD FLOOR

Secure communal entrance with two separate security doors and intercom. The apartment can be reached via lift or stairs.

Entrance Hall

A long L-shaped hallway with wooden-style flooring and a large utility cupboard with plumbing for washing machine and storage space.

Living Area/Kitchen

20'8" (6.29) x 14'11" (4.54) (both max)
A superb living space with six large windows to dual aspect providing excellent natural light and pleasant views over Deansgate and flooring continued from the hall creating a seamless flow. The kitchen area features sleek gloss white base and wall units, inset sink with mixer tap and worktop lighting. Range of integrated appliances to include electric oven, microwave, electric hob with extractor hood, fridge/freezer, dishwasher and wine cooler.

Bedroom 1

13'2" x 12'1" (4.01m x 3.68m)
With large window, carpeted floor and twin fitted wardrobes with shelving and drawers.

Bedroom 2

15'2" x 9'3" (4.62m x 2.82m)
With window, carpeted floor and fitted wardrobe.

Shower Room

8'2" x 5'7" (2.5m x 1.7m)
Large walk-in shower, wash basin with mixer tap, WC, mirrored wall cabinet, tiled walls and floor, heated towel rail.

Please note

Competitively priced residents parking permits are available at the West King Street NCP across the road from the building, which also allow for residents to park at several other NCP car parks across the city centre.

Leasehold/Council Tax

Lease term: 250 years from 1st January 2015.
Ground rent: £302.78 per annum.
Service charge: £1057.28 for period 29/09/26-24/12/26 equating to an approximate annual figure of £4229.12.
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.

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.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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