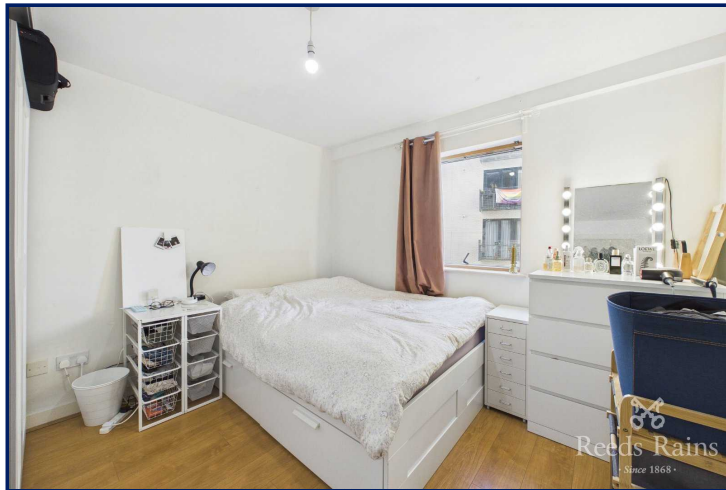
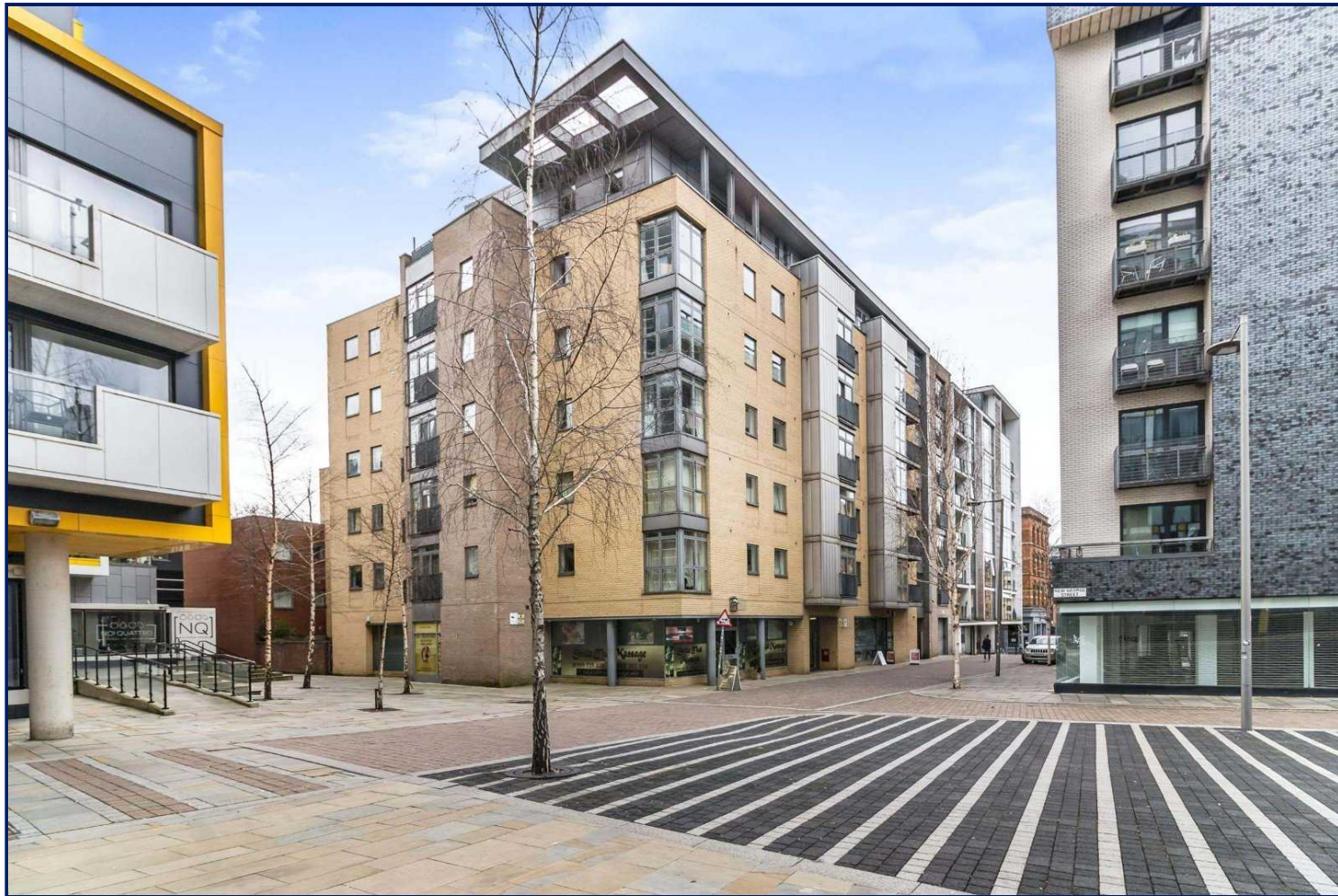
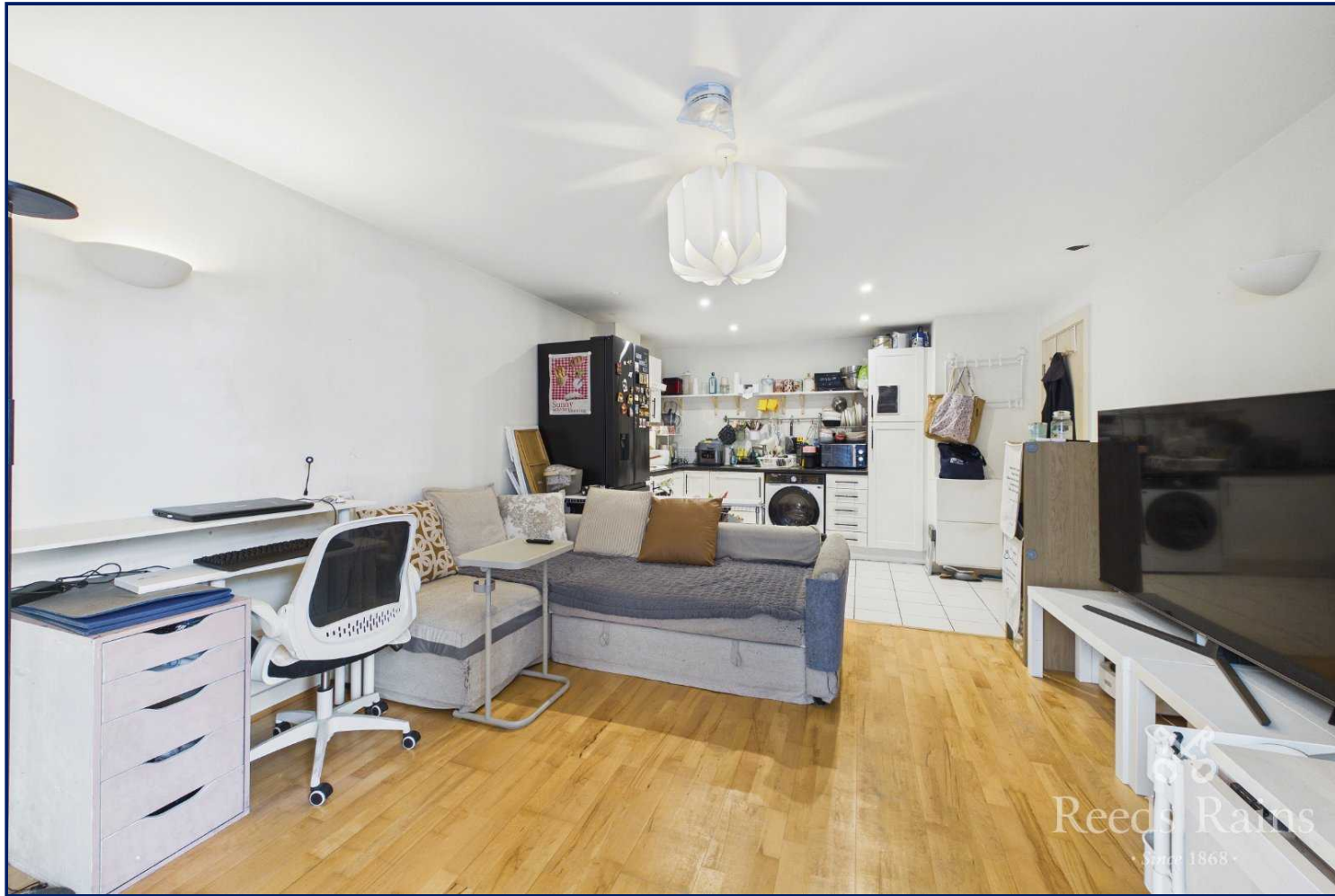
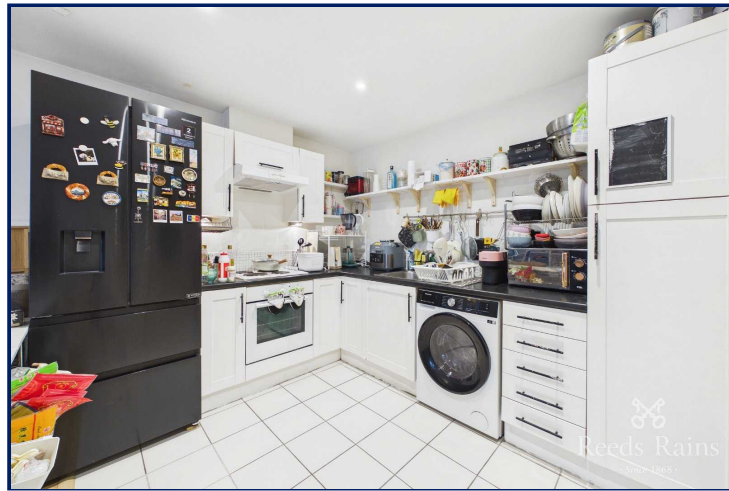
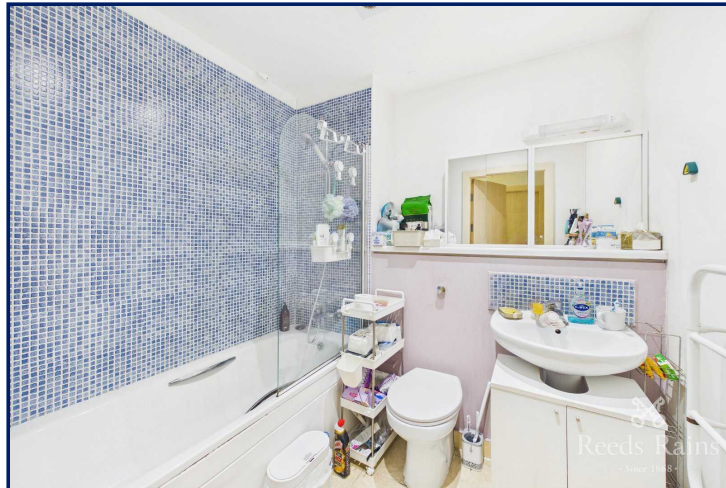
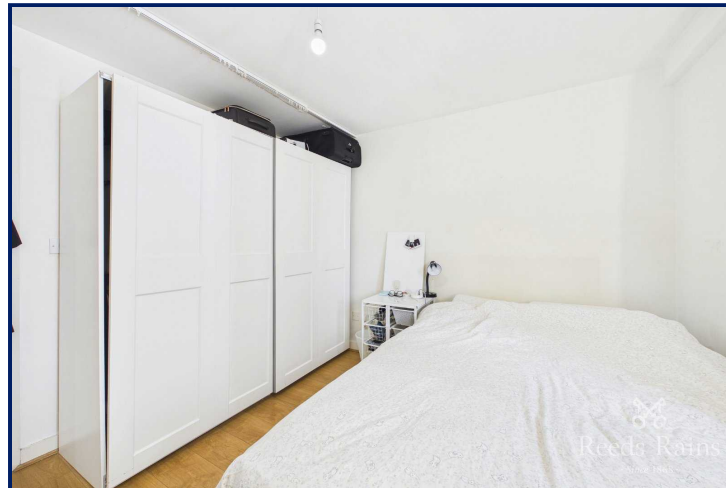




High Street, Manchester, M4

Asking Price: £150,000

Leasehold

 **Reeds Rains**

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

High Street, Manchester, M4
Asking Price: £150,000 Leasehold

Council Tax Band:
EPC Rating: B

Superbly located within The Garden House in the heart of Manchester's famous Northern Quarter, this 1 bedroom second floor apartment is perfect for those seeking a city centre lifestyle. With a fantastic array of shops, bars and restaurants within walking distance, plus easy access to Metrolink and both Victoria and Piccadilly railway stations. No onward chain, suitable for owner-occupiers only. EPC Rating B.

3RD FLOOR

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

Entrance Hall

Wooden-style flooring and cupboard housing water heater.

Living Area/Kitchen

Living area with wooden-style flooring and feature full-height corner window with a pleasant view along High Street and a Juliet-style balcony. Kitchen with fitted base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, spaces for appliances, tiled flooring.

Bedroom

With window and wooden-style flooring.

Bathroom

Panelled bath with shower attachment, wash basin, WC, tiled splashbacks and flooring, heated towel rail.

Please Note

This property is suitable for owner-occupiers only and not available for investment purchase.

Leasehold/EWS1/Council Tax

Lease term: 250 years (less 10 days) from 1st January 2001.
Service charge: Currently £118.08 per month (Oct 2026) equating to an approximate annual figure of £1416.96.

Ground rent: peppercorn.
EWS1 form with B1 rating dated 21/03/25.
Council tax band B (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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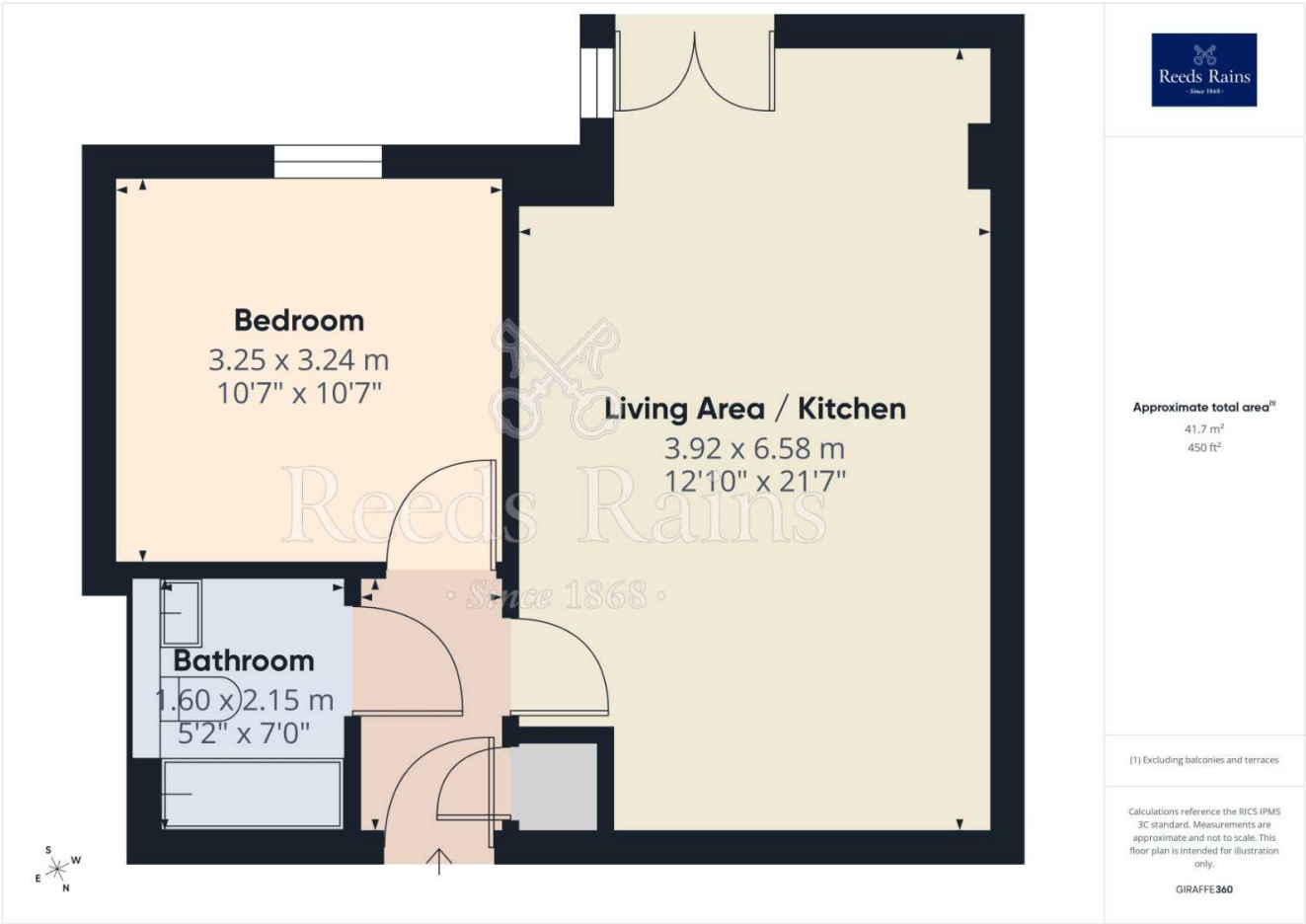
All Measurements
All Measurements are Approximate.

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