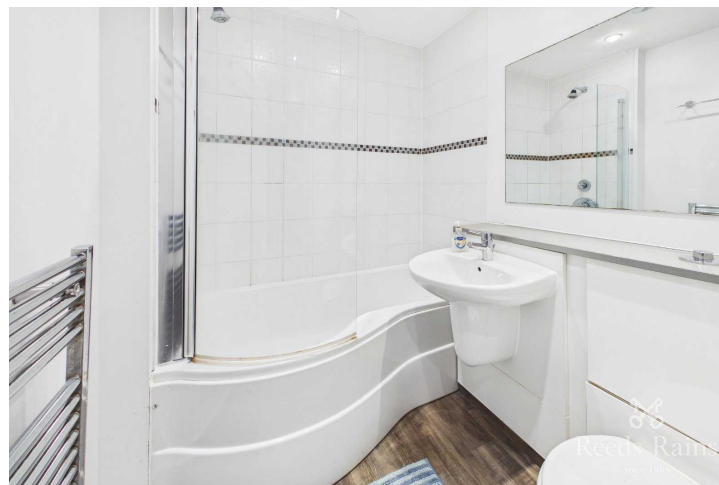
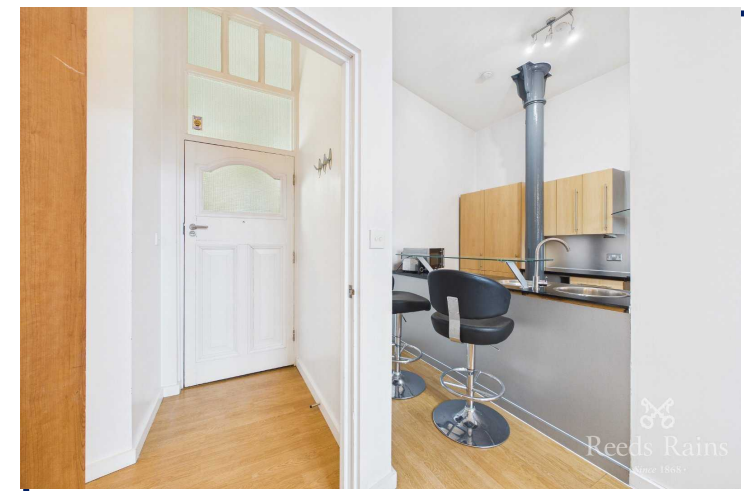
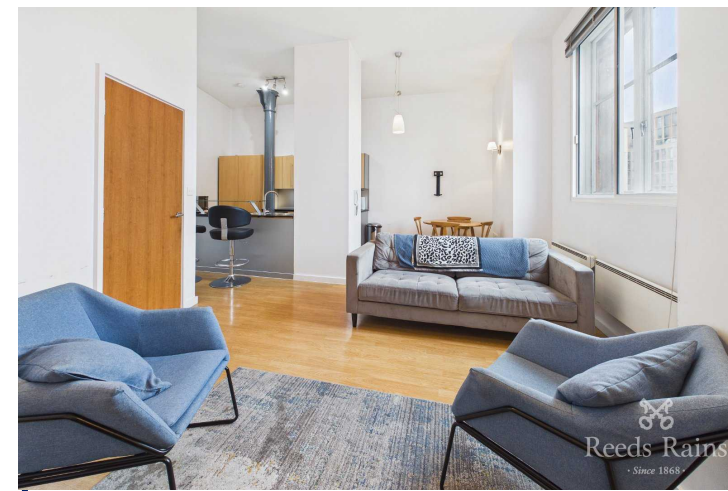
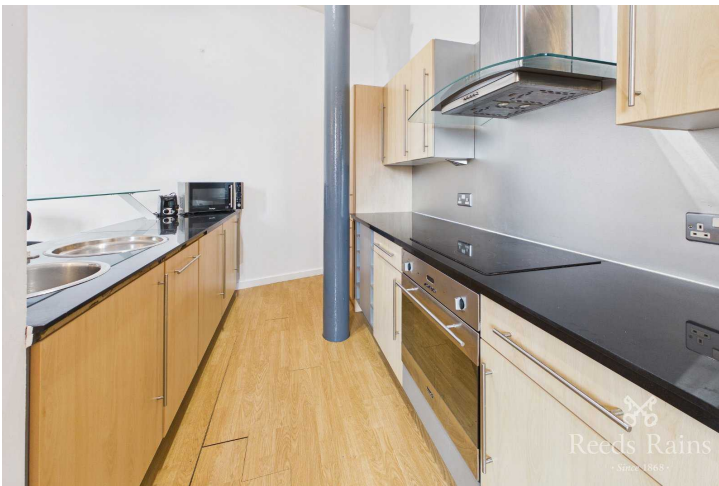




Asia House, 82 Princess Street,
Manchester, M1 6BE

Asking Price: £225,000
Leasehold

 **Reeds Rains**

reedsrains.co.uk

Asia House, 82 Princess Street, Manchester, M1 6BE
Asking Price: £225,000 Leasehold

Council Tax Band: D
EPC Rating: D

No forward chain. A superb 2 double bedroom apartment complete with secure parking space within this prestigious Grade II* Listed conversion in a prime central location close to the Village and universities. The property features a large and bright living area, an ensuite shower room and main bathroom. EPC Rating D.

Summary

Asia House is one of Manchester's finest converted developments situated in a prime central location on Princess Street. The communal areas leading to the apartment are both opulent and immaculately presented and the apartment itself is equally appealing, with a bright living area incorporating the kitchen, 2 double bedrms (one with ensuite) and a main bathroom. A secure parking space is a further fantastic asset, highly prized in the city centre. Everything Manchester has to offer is within easy walking distances, including the university district, Village, Chinatown, Piccadilly and Oxford Road stations, Metrolink and an array of cultural and leisure amenities - vibrant city living at its most convenient.

6TH FLOOR

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

Entrance Hall

Wooden-style flooring, electric heater.

Living Area/Kitchen

20'11" (6.38) x 19'10" (6.05) (both max)
A spacious living area with a large window, wooden-style flooring and electric heater. Open-plan kitchen with fitted base and wall units, breakfast bar, inset sink with mixer tap, integral electric oven and hob with extractor hood, integral dishwasher, integral fridge.

Bedroom 1

14'7" (max) x 8'4" (4.45m (max) x 2.54m)
With window, fitted wardrobes, carpeted floor and electric heater. Door to:

Ensuite

With shower cubicle, wash basin with mixer tap, WC, shaver point, tiled splashbacks and flooring, heated towel rail.

Bedroom 2

10'10" x 6'6" (3.3m x 1.98m)
With window, carpeted floor, electric heater, fitted desk and storage.

Bathroom

Panelled bath with shower over, wash basin with mixer tap, WC, shaver point, tiled splashbacks, wooden-style flooring, heated towel rail.

Parking

A secure allocated parking space is included in the sale.

Leasehold/Council Tax

Lease term: 999 years (less 2 days) from 4th January 2002.
Ground rent: £150 per annum.
Service charge: £3090.30 for period 01/01/26-31/12/26.
Please verify lease details with your solicitor.
Council tax band D (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.



Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)