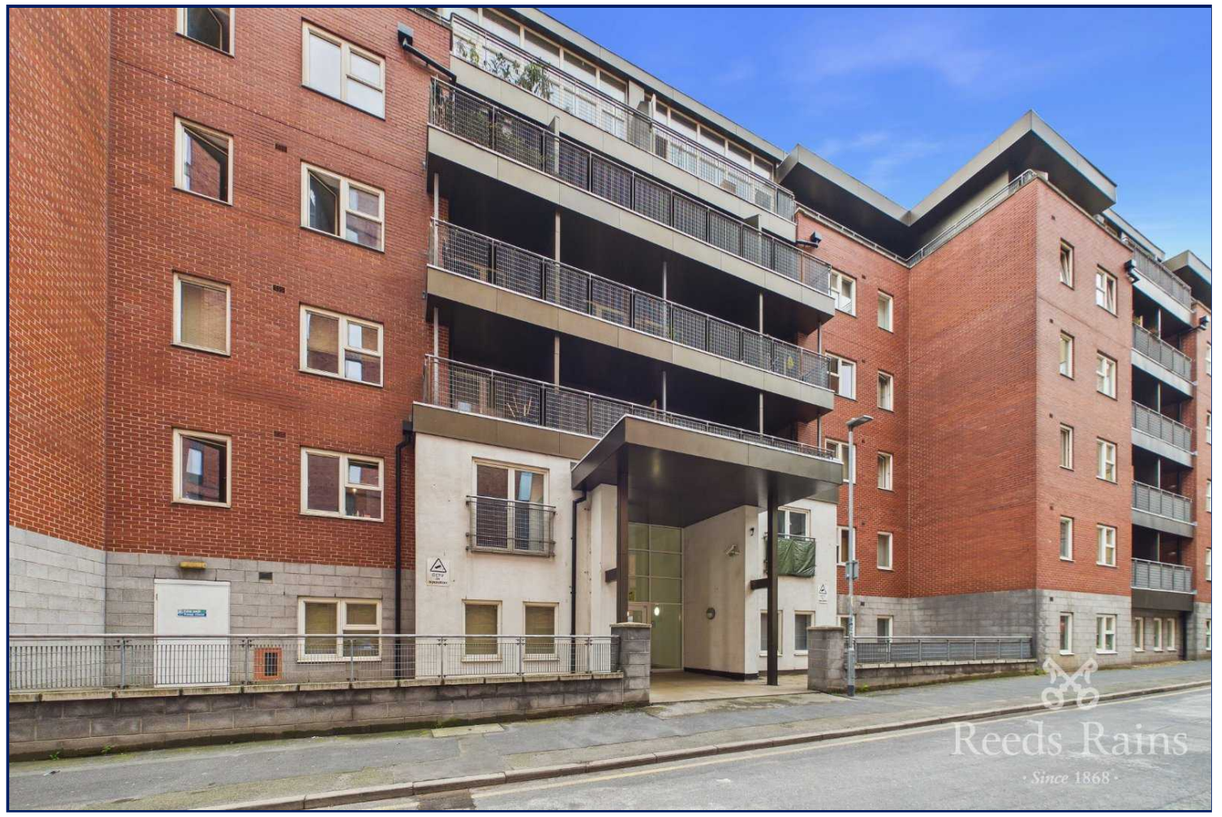

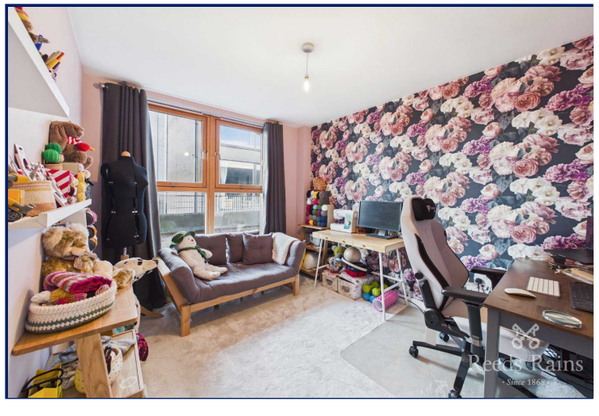

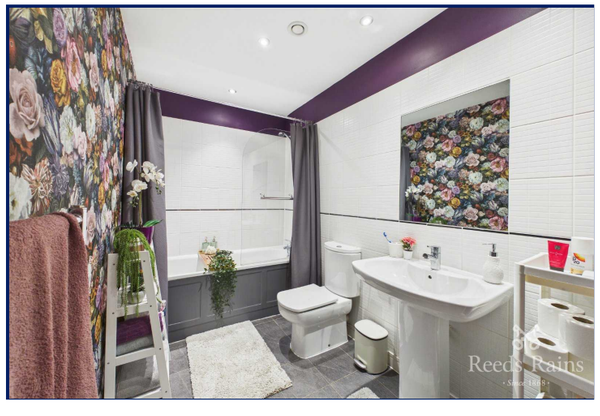

Dyche Street, Manchester, M4

Asking Price: £240,000
Leasehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Dyche Street, Manchester, M4
Asking Price: £240,000 Leasehold

Council Tax Band: D
EPC Rating: C

This spacious and well-presented 2 bedroom apartment on the top floor of the Northern Angel development features a superb full-length balcony and a secure parking space. Includes an impressive living area incorporating the kitchen, ensuite to main bedroom, bathroom and large storage area. Great location close to Angel Meadow Park and within a short walk of the city centre, Northern Quarter and Ancoats. No chain. EPC Rating C.

Summary
Set within the Northern Angel development, this spacious and very well presented top floor apartment features a generous open-plan living area incorporating the kitchen and leading out to a fantastic full-length balcony, 2 double bedrooms (one with ensuite) and main bathroom along with the benefit of a secure parking space. Some of the city's most popular and vibrant areas, including the Northern Quarter and Ancoats, are just a short stroll away, along with the central shopping district. Nearby Victoria station offers train and tram links around the city and further afield. Angel Meadow Park is also just around the corner, the perfect spot to relax on a warm summer's day.

5TH FLOOR
Secure communal entrance. The apartment can be reached by lift or stairs.

Entrance Hall
Wooden-style flooring, entry intercom system. Large walk-in cupboard providing excellent storage space.

Living Area/Kitchen
11'8" x 24'1" (3.56m x 7.34m)
A superb open-plan room offering scope for distinct living and dining areas with wooden-style flooring and a fully-glazed elevation onto the balcony. The kitchen features a range of base and wall units, integrated electric oven and hob with extractor hood, sink with mixer tap, integrated fridge/freezer and washer/dryer, space for a slimline dishwasher, tiled splashbacks and flooring, recessed spotlights.

Balcony
A fantastic balcony running the full-width of the apartment.

Bedroom 1
9'2" x 10'11" (2.8m x 3.33m)
Full-height window and carpeted floor. Door to:

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

Bedroom 2
9'1" x 11'7" (2.77m x 3.53m)
Full-height window and carpeted floor.

Bathroom
Panelled bath with shower, wash basin with mixer tap, WC, shaver point, tiled splashbacks and flooring, heated towel rail.

Parking
A secure allocated parking space is included in the sale.

Communal Terrace
Residents also benefit from access to a pleasant communal roof terrace within the development.

Leasehold/Council Tax
Lease term: 250 years from 1st January 2007
Service charge: £458.70 for period 01/10/26-31/12/26 equating to an approximate annual figure of £1834.80.
Ground rent: £254.84 per annum.
Please verify lease details with your solicitor.
There is an EWS1 form with a B1 rating dated 03/09/26.
Council tax band D (Manchester City Council).

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.

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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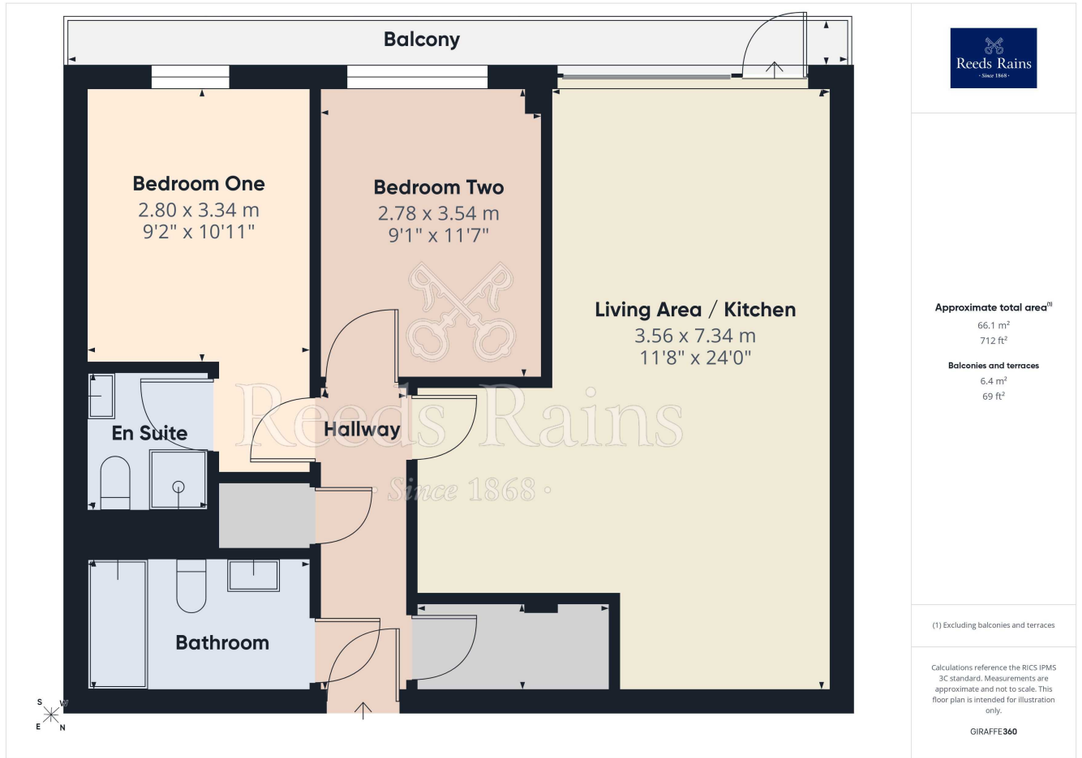
All Measurements
All Measurements are Approximate.

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