GRANITE
LETTINGS & PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS & SALES



16 Piccadilly, Manchester, M1 1LT



- Top Floor Apartment (4th Floor)
- Grade II Listed Building
- Lounge With Electric Fire
- Fully Fitted Kitchen
- Large Double Bedroom
- Walk In Wardrobe

Price £165,000 Leasehold

52 Port Street
Northern Quarter
Manchester M1 2EQ

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Company No: 6802756 | VAT No: 975963944

The Property Ombudsman

WATCH VIDEO TOUR! Granite Lettings & Property Management are delighted to present for sale this stunning, one bedroom apartment located on the top floor of this Grade II listed building, overlooking Piccadilly Gardens. Situated on Piccadilly Gardens and seconds away from Manchester`s trendy Northern Quarter and Ancoats district where you will find a vast array of shops, boutiques, cafés, restaurants and bars all right on your door step. The apartment briefly comprises; large double bedroom with walk in wardrobe, spacious living / dining area with feature electric fire, family bathroom with shower over bath, large utility cupboard and fully fitted kitchen.

The property also boasts an investment opportunity, the property is currently occupied on a rolling APT, current rental valuation is £1100

Council Tax Band B

Leasehold - 163 Years Remaining

Annual Service Charge £3404.88

Annual Ground Rent: £0.00

Building Management Company: Guinness Partnership







Entrance Hallway
Wooden laminate flooring, doors to living / dining room, utility cupboard, bedroom and family bathroom.

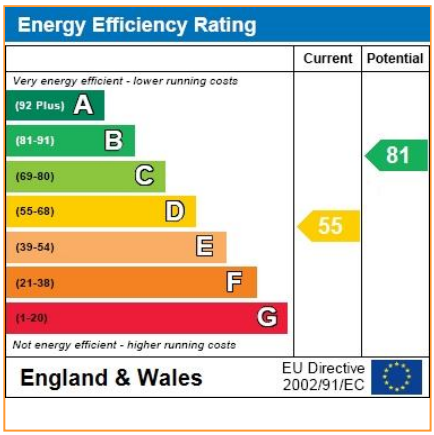
Living / Dining Room 16'10" (5.13m) x 12'10" (3.91m)
Wooden laminate flooring, electric feature fireplace, shelving for storage and double glazed windows.

Kitchen 6'0" (1.83m) x 9'1" (2.77m)
Selection of wall and base units, vinyl flooring, double glazed windows, space for fridge, space for freezer, 4 ring electric hob, electric oven, chrome extractor hood and chrome sink with mixer taps.

Utility Cupboard
Vinyl flooring, plumbing for washing machine, water tank and shelving for storage.

Bedroom 9'11" (3.02m) x 16'5" (5m)
Carpeted flooring, double glazed windows with triple glazing units, electric wall mounted heater and walk in wardrobe.

Family Bathroom 6'7" (2.01m) x 8'1" (2.46m)
Vinyl flooring, part tiled walls, low level WC, sink with mixer taps and bath with electric shower over.



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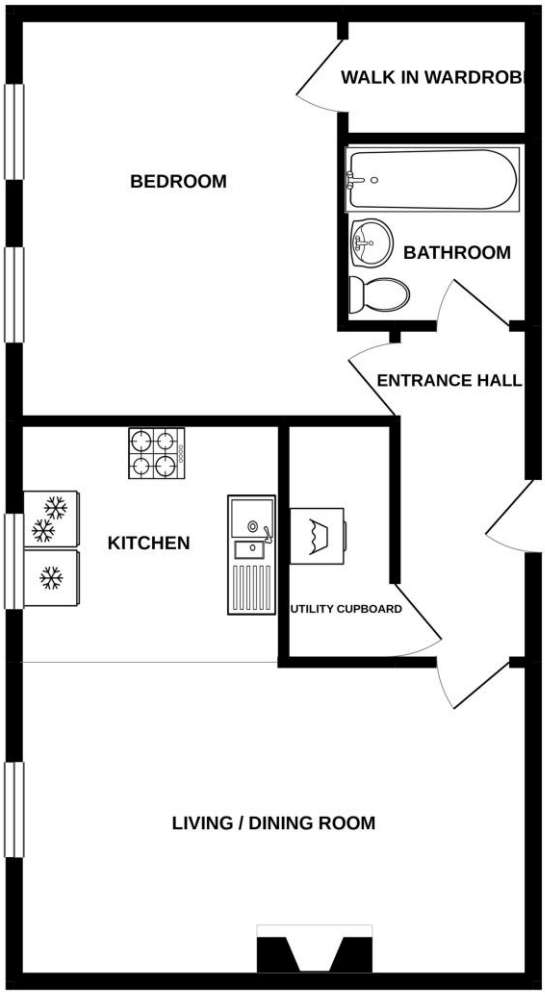
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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