



**1 bed Great Jackson Street, Manchester, M15 4AX**

**£261,000**

The Blade is a fantastic new development in Manchester. This iconic building will stand at a staggering 52 stories tall making it the third tallest building in Manchester. Built by one of cities most renowned developers, you will be guaranteed an exquisite finish with state of the art interior décor

### PRIME LOCATION

The Blade sits inside the Great Jackson Street framework. The Great Jackson Street framework is one of the City's most highly anticipated new neighbourhoods, additionally, the Framework is located at a key point of entry into the City Centre. Furthermore, this neighbourhood has an essential role in supporting Manchester's growth and quality of life, consequently, the neighbourhood is thought to be one of Manchester's most sought after areas. It is made up by 25 mesmerising new towers, all of which will become prominent landmarks on Manchester's skyline. With a blend of residential, retail and leisure developments, this area will without a doubt become one of the most attractive neighbourhoods for residents in Manchester as a result.

### PREMIUM AMENITIES

The Blade will offer a state of the art gymnasium, with a separate studio and sauna/steam room, a rooftop terrace located on the podium level, a residents lounge, a picturesque community park on the ground floor which forms a key part of the master planned new neighbourhood. In addition, a podium level retail space will be available.

Previous evidence shows that a wide variety of on-site amenities drives tenant demand. As well as significantly extending the length of tenancies and helping to generate premium rents

### CONSUMABLES

The Blade has a low ground rent, just 0.1% of the purchase price - capped at £500.

We expect the apartments to generate impressive yields of 6%.

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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