

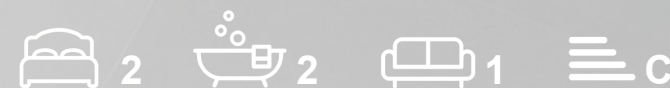


RESIDE
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MANCHESTER



Apt 1 The Residence
2 St John Street, Manchester, M3 4DA

Asking Price £500,000



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The Residence is an exclusive development situated on the corner of Deansgate at St John Street. With only 10 apartments in the development this is a rare opportunity to purchase an exclusive apartment within an extremely sought after address. We currently have 2 x two bedroom units remaining. Viewings highly recommended.

St John Street

The Residence sits adjacent to the St John Street Conservation Area. The boundary of the conservation area follows Artillery Street, Longworth Street, Culvercliffe Walk, Lower Byrom Street, Quay Street & Byrom Street. St John Street has changed only in minor ways since being built. Generally owners have ensured that regular maintenance had preserved the quality of the street. However in 1963 a facelift, partially funded by the City Council was carried out which involved replacement of incompatible items such as windows and nameplates. Painting of Timberwork help re-establish a consistency throughout the street.

The Residence

First impressions count, and there's not many more impressive than The Residence on St. John Street. Spatial, open plan living, expansive windows allow you to watch as the city and it's people move by at a pace. Whilst you relax, put your feet up and enjoy all the space you could possible need.

Kitchens

The kitchens have been fitted with a premium range from Rempp and include a Infiniti Quartz worktop 20mm with build in breakfast bar, integrated appliances include Gagganau Hob, microwave, oven/grill, dishwasher, fridge/freezer. Integrated washer/dryer, Franke sink with Quooker tap.

Bedrooms

Both bedrooms have fitted wardrobes & storage from Cheshire Bedrooms. Carpeted, with ceiling spotlights which can be controlled with an iPad, provided to all buyers on completion.





En-Suite Shower Rooms

The en-suites are of the very highest quality with Laufen, Roca & Grohe featured throughout and contemporary white sanitary-ware, chrome finished taps, drench showers and heated towel rails.

There is also a further WC for guests.

Flooring

All floor & wall tiles are from Casa Ceramica

Hallway- Casa Woods Grey - Natural Finish

Kitchen/Living Area- Northern Quarter Grey Color-Natural Finish

En-suite Shower Room- Eternal Stones Calacatta-Natural/polished

Bedrooms- Carpeted

Leasehold

The apartments within The Residence are being sold on a 150 year lease.

The ground rent is £500 per annum and reviewed by RPI index every 10 years.

The service charge will be set at £2500 per two bedroom apartment per annum and £3500 for a three bedroom apartment.

Parking Availability

Residents contract car parking is available in the Great Northern Warehouse at a discounted rate of around £1068 per annum for owners at The Residence.

Maximum of two spaces, but can be used at any Manchester City Centre NCP car park.

- Stunning Conversion
- Brand New Development
- Ready To View
- Superb Central Location
- High End Specification Throughout
- Two Double Bedrooms
- Gagganau Appliances
- Open Plan Living
- Two En-Suites
- EPC Rating C

Floor Plan



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

