Kaytons estate agents





Apartment 502 Garden House, Manchester, M4 1HQ

Offers Over £170,000

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** OWNER OCCUPIERS ONLY ** NO ONWARD CHAIN ** An immaculate one bedroom apartment located on the fifth floor of a well maintained development in a prime Northern Quarter location. The Garden House is a mere few minutes walk from The Arndale shopping centre and the many independent bars and restaurants the area is renowned for. It's also a short walk from Piccadilly Gardens, Metrolink station and Piccadilly train station. The property faces the rear of the building and benefits from a Juliet balcony overlooking the communal courtyard below. The well proportioned accommodation briefly comprises; entrance hall, bright open plan living room, large kitchen diner with appliances, double bedroom and modern three piece bathroom suite. EPC Rating (C)

Lease: 250 years from 2001
Ground Rent: Peppercorn
Annual Service Charge: £1,416.96
Management Company: Riverside

- FIFTH FLOOR POSITION
- JULIET BALCONY OVERLOOKING COURTYARD
- NO ONWARD CHAIN
- CLOSE TO PICCADILLY GARDENS & ARNDALE SHOPPING CENTRE
- EWS1 FORM WITH B1 RATING
- WELL MAINTAINED ONE BEDROOM APARTMENT
- PRIME NORTHERN QUARTER LOCATION
- SECONDS FROM SHOPS, BARS & RESTAURANTS
- OWNER OCCUPIERS ONLY
- EPC RATING C



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