



Vie Building, Water Street, Manchester
Offers In Excess Of £215,000

Ascend
Built on higher standards

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Welcome to the Vie Building, where modern living meets riverside views and city-centre buzz.

Located on Water Street in the heart of Manchester, this EWS1-compliant apartment delivers contemporary city living with peace of mind included.

Inside, you'll find a spacious open-plan living area that's perfect for hosting, relaxing, or kicking back after a long day. Step out onto your private balcony overlooking the River Irwell, ideal for morning coffees, sunset drinks, or simply watching the world go by.

The apartment offers two well-proportioned bedrooms and two bathrooms, making it ideal for sharers, professionals, couples, or small families who like their own space. To top it off, the property also benefits from a dedicated parking space, a real bonus in this central location.

With Manchester's shops, restaurants, bars, and cultural hotspots right on your doorstep, everything you need is just a short walk away.

Stylish, spacious, river-viewed, and parking included, this is city living done right.

Don't let this one float past you.

Service Charge: £3016pa

Ground Rent: £270pa

Ground Rent Increase: TBC

Lease: 125 year lease from 2006

EPC: C

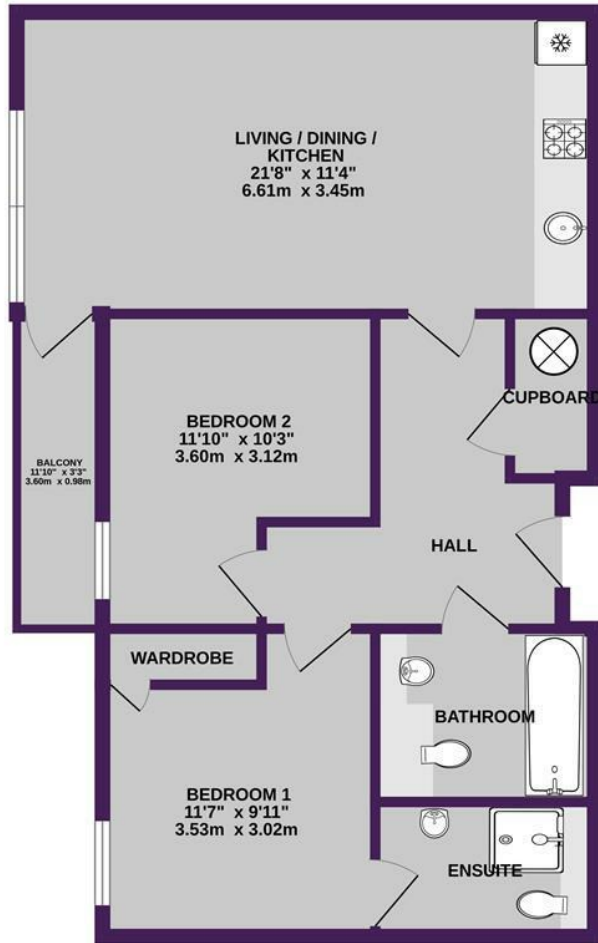
Council Tax Band: D £2183.03

Block Management: Ridley Thaw



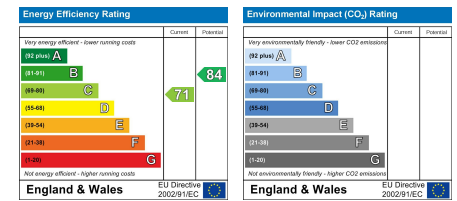
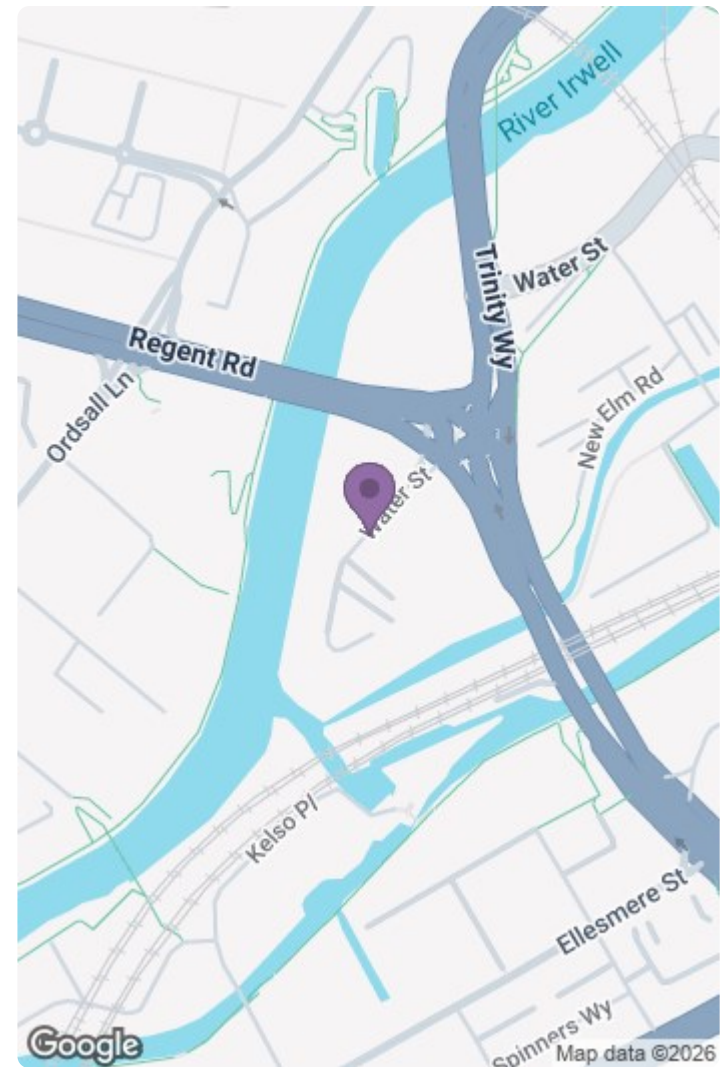
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

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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Unit 6 13 Burton Place, Manchester, Lancashire, M15 4PT
Tel: 0161 637 8336
Email: contactus@ascendproperties.com
www.ascendproperties.com

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