



**JULIE TWIST
PROPERTIES**



Garden House, 114 High Street, Manchester

Offers Over £180,000

This two bedroom apartment within the Garden House development is positioned within the heart of the Northern Quarter.

Located on High Street, this is one of the quieter developments in the Northern Quarter yet you are still minutes to the bohemian shops, bars, cafes and restaurants that the area is renowned for. This property offers a spacious living/dining area which leads onto a Juliet balcony, an open plan kitchen complete with integrated appliances, two great-sized double bedrooms with a second Juliet balcony to the master and three-piece main bathroom. The Garden House is also within a short walk of Victoria Train Station, the Arndale Shopping Centre and Shudehill Bus Interchange. Please be aware these properties can not be rented out.

- Two Double Bedrooms
- Two Juliet Balconies
- Northern Quarter Location
- Open Plan Living Area
- Minutes to Metrolink
- Short Walk to Victoria Station
- Second Floor
- Minutes to Arndale Centre

GENERAL

Service Charge: £1115.64 pa
Ground Rent: N/A
Lease: 250 years from 01.01.2001
Council Tax Band: C, Aprx £1275.65 pa
Management Company: Riverside

HALLWAY

Laminate flooring, cupboard housing the boiler and ceiling lighting.

LIVING ROOM

Laminate flooring, double glazed window, door to Juliet balcony, two wall mounted heaters, phone/tv point, wall lights and ceiling light.

LIVING ROOM

Laminate flooring, double glazed window, door to Juliet balcony, two wall mounted heaters, phone/tv point, wall lights and ceiling light.

KITCHEN

Open plan to the living area, the kitchen comprises a range of wall and base units, built-in oven, four ring hob with extractor over, space and plumbing for washing machine, space for dishwasher, space for free-standing fridge/freezer, stainless steel sink with mixer tap and drainer, laminate flooring, under-unit lighting, spotlights and tiled splashback.

BEDROOM 1

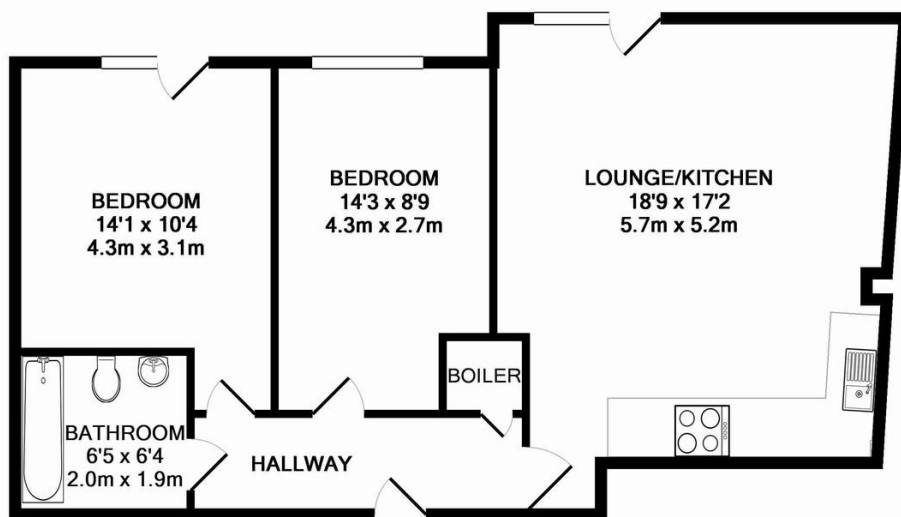
Double glazed window with door to Juliet balcony, laminate flooring, wall mounted heater and ceiling lighting.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling lighting.

BATHROOM

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, mirrored cabinet, heated towel rail, shaver point, extractor, tiled flooring, partially tiled walls and ceiling light.



TOTAL APPROX. FLOOR AREA 642 SQ.FT. (59.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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