



14 St. Marys Parsonage | Manchester | M3 2DE

Asking Price £425,000

The
GOOD
ESTATE
AGENCY

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2 BEDROOM, 2 BATHROOM APARTMENT WITH WRAP AROUND BALCONY, RIVER VIEWS & VALET PARKING. Welcome to this exquisite fourth-floor apartment located in the prestigious Century Buildings development on St Mary's Parsonage, Manchester. This spacious residence boasts a generous layout, featuring an entrance hall that leads to a convenient storage area. The apartment includes two well-appointed double bedrooms, with the master bedroom benefiting from an en suite shower room, ensuring privacy and comfort.

The main living area is an open-plan design that seamlessly connects the living and dining spaces to a modern fitted kitchen. This area is perfect for entertaining or simply enjoying a quiet evening at home. One of the standout features of this property is the wrap-around balcony, which offers breathtaking views of the River Irwell and the iconic Lowry Hotel, creating a serene backdrop for your daily life.

The apartment is furnished to a high standard, providing a stylish and comfortable living environment. Residents will also enjoy the convenience of a 24-hour concierge service and valet parking, adding an extra layer of luxury to this already impressive property.

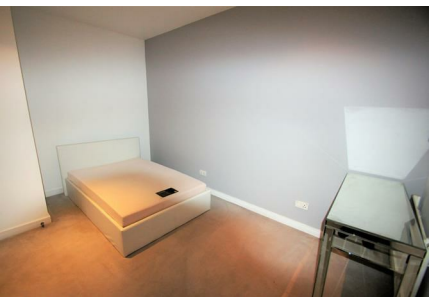
Situated in a tranquil yet vibrant location, the apartment is adjacent to the picturesque Parsonage Gardens, while being just a minute's walk from Deansgate, Manchester's main thoroughfare. Here, you will find an array of shops, department stores, bars, and restaurants, making it an ideal spot for those who appreciate both relaxation and city life.

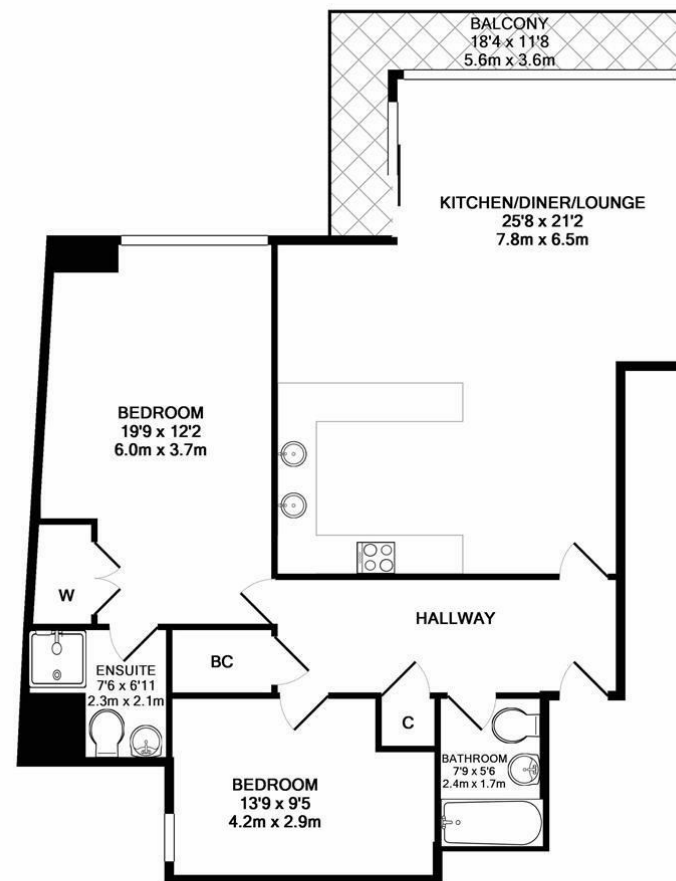
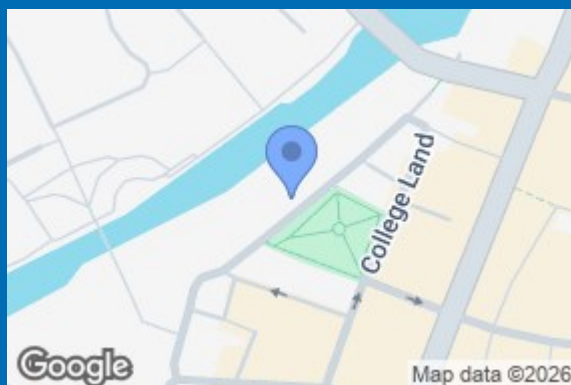
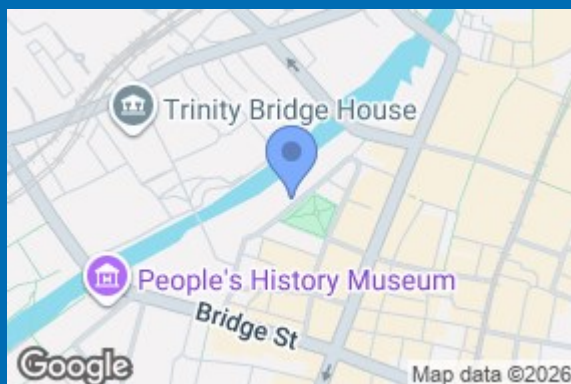
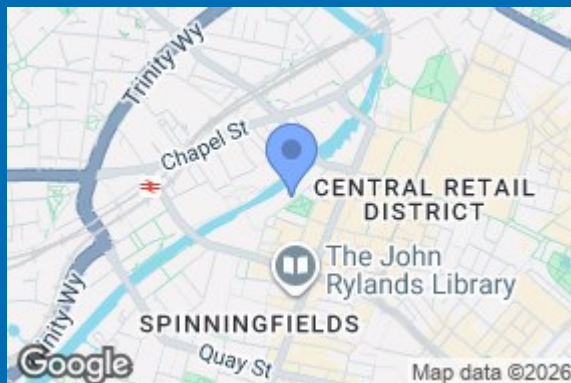
Currently let for £1,700 per calendar month, this property offers an excellent opportunity for both investors and those seeking a stylish urban home. With a total area of 1,023 square feet, this apartment is a rare find in the heart of Manchester.

*** EWS1 FORM NOW IN PLACE ***

- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- FITTED KITCHEN
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,700PCM, ACHIEVING A RENTAL YIELD OF 4.8%
- 4TH FLOOR
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- WRAP AROUND BALCONY
- VALET PARKING
- LOCATED CLOSE TO DEANSGATE







TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	72
EU Directive 2002/91/EC			

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