

1 Bed Flat In 4-6 Union Street , Manchester, M4 1PT

£165,000





## SHORT DESCRIPTION

Property Ref: 15957 - Top-Floor Apartment | Cladding-Free Victorian Conversion | Manchester City Centre (Northern Quarter) A bright top-floor apartment in Manchester City Centre, set within an authentic, cladding-free Victorian warehouse conversion in the heart of the Northern Quarter. Ideally positioned moments from independent cafés, restaurants and creative spaces, with excellent transport links including Piccadilly Station, Victoria Station and the Metrolink network all within walking distance. The apartment benefits from a rare dual-aspect layout with eight large sash windows, providing exceptional natural light, open urban views and a genuine sense of space. Original period features are complemented by a modern fitted kitchen and a contemporary bathroom with walk-in shower. Additional benefits include electric underfloor heating throughout, smart Wi-Fi heating controls, and an efficient electric boiler. The building is fully cladding-free, meaning no EWS1 form is required, and offers a low service charge (£136 pcm), fixed ground rent (£10 pa) and Council Tax Band A. The property also offers excellent buy-to-let investment potential, with a proven rental history achieving £1,150 per calendar month. Chain free and ideal for first-time buyers, city professionals or investors. Remaining lease (In Year): 121 Heating Type: Double Glazing, Underfloor Heating, Central Heating Possession of the property: Self-occupied Measurement: 457.4662 sq.ft. -----

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## Third Floor

TOTAL APPROX. FLOOR AREA 42 sq.m. (452 sq.ft.)

\*This plan is for illustrative purposes only and is not to scale.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	38 square metres

### Rules on letting this property

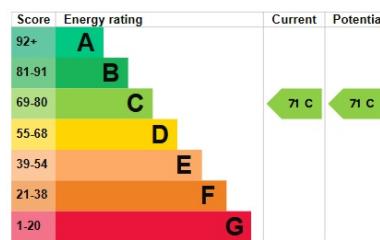
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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