

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

£197,495





SHORT DESCRIPTION

Property Ref: 15957 A Rare Penthouse Residence in Manchester's Northern Quarter Perched on the top floor of a beautifully converted late-19th-century warehouse, this modernised penthouse apartment blends industrial heritage with contemporary comfort. Located in the heart of the Northern Quarter, within the Smithfield Conservation Area, the home offers both character and convenience in one of Manchester's most vibrant neighbourhoods. Highlights • Top-floor penthouse with open skyline views across the Northern Quarter • Exceptional natural light from eight vertically sliding four-pane sash windows, all internally double-glazed • Authentic period features preserved from the building's industrial origins • Modern kitchen and bathroom, including a stylish walk-in shower and quality appliances • Efficient heating with a Heatrae Sadia Amptec C1200 Electric Flow Boiler, Wi-Fi-enabled smart controls, and underfloor heating as a secondary source • Prime city-centre location, moments from independent cafés, restaurants, creative studios, and excellent transport links Building & Investment Potential • Solid original-brick construction, cladding-free — no EWS certificate required • Well-managed building with no service-charge issues and a clean lease with no legal encumbrances • Strong future value potential from nearby major regeneration projects, including: o Redevelopment of Rylands o Regeneration of the corner of Red Lion Street o Redevelopment across Church Street and 2-36 High Street Property Type: Flat Full selling price: £197495.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Years): 121 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £250.00 Council tax band: A EPC rating: C Measurement: 409.029sq.ft. Heating Type:Underfloor Heating,Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

1

Bed Room(s)

1

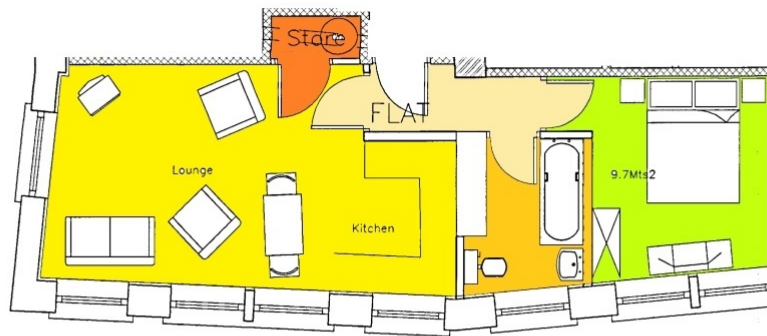
Bath Room(s)

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

FLAT

Hallway	—	4.4m ²
Lounge/kitchen	—	22.4m ²
Bathroom	—	4.0m ²
Bedroom	—	9.7m ²
Store	—	1.0m ²

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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