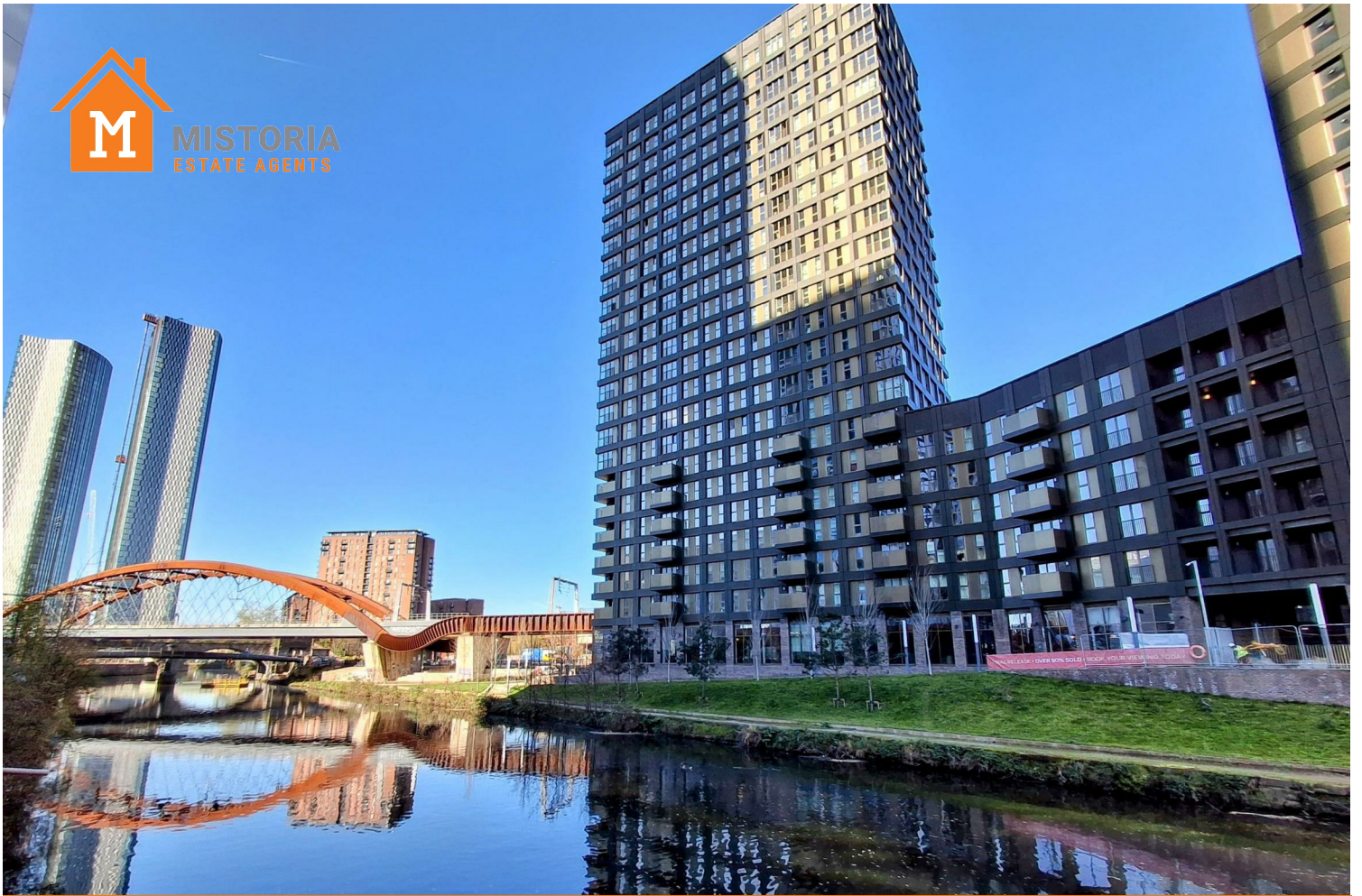




**MISTORIA**  
ESTATE AGENTS



## Novella, Novella, New Bailey Manchester

**£310,000**

**Leasehold**

TOP-FLOOR APARTMENT, PRIME LOCATION

22ND FLOOR, CORNER PLOT

EWS1 IN PLACE

We are pleased to offer this top-floor apartment located on the 22nd floor of this high-end residential development. This corner plot, one bedroom apartment, is for sale in Novella Apartments. The property boasts sweeping views and is ideally located for Manchester city centre with the property being located in the New Bailey area, adjacent to Spinning fields and within walking distance of shops,



• TOP FLOOR APARTMENT • CORNER PLOT • 24HR CONCIERGE • RESIDENTS GYM WITH RIVER VIEWS

Kitchen -

With Integrated appliances including dishwasher, microwave, oven, ceramic-hob, extractor fan and integrated fridge/freezer. Cabinets with underlighting, USB/AC fitted sockets. Recessed spot-lighting with dimmer switch. Hardwood flooring.

Living Room -

Juliet Balcony with floor to ceiling Juliet balcony door and windows, hardwood flooring, fitted roller-blinds, USB/AC fitted sockets, Aerial/Wifi Sockets, Recessed spot-lighting with dimmer switch.

Bedroom -

Double bedroom with built-in wardrobe, fitted roller-blinds, carpeted, USB/AC fitted-sockets, fitted Aerial/Wifi Sockets.

Bathroom -

Combined bath and shower with dual shower heads, Integrated three-mirrored-cabinet including shaver socket, fitted basin with mixer tap, dual-flush toilet, electric-heated towel rail. Recessed spot-lighting, wall/floor tiling in neutral tones.

Terrace/Patio -

The property benefits from a communal outdoor terrace garden located on the 6th floor with paved flooring, a lawn, built-in seating areas, plants and a pagoda-style structure, providing outdoor space for relaxing and with views of the surrounding area.

Gym -

The property benefits from a residents gym located on the ground floor with floor-to-ceiling windows with river views and a variety of training equipment including cardio machines, treadmills, cross-trainers, dumbbells, weights, mats, exercise rigging and water machine.

Wellness Suite/Yoga/Dance Studio -

The property benefits from a wellness suite located on the ground floor with mirrored-walls and wall-mounted TV offering a versatile area for use for wellness, exercise, yoga and dance.

EPC Rating - C.

Council Tax Band - B.

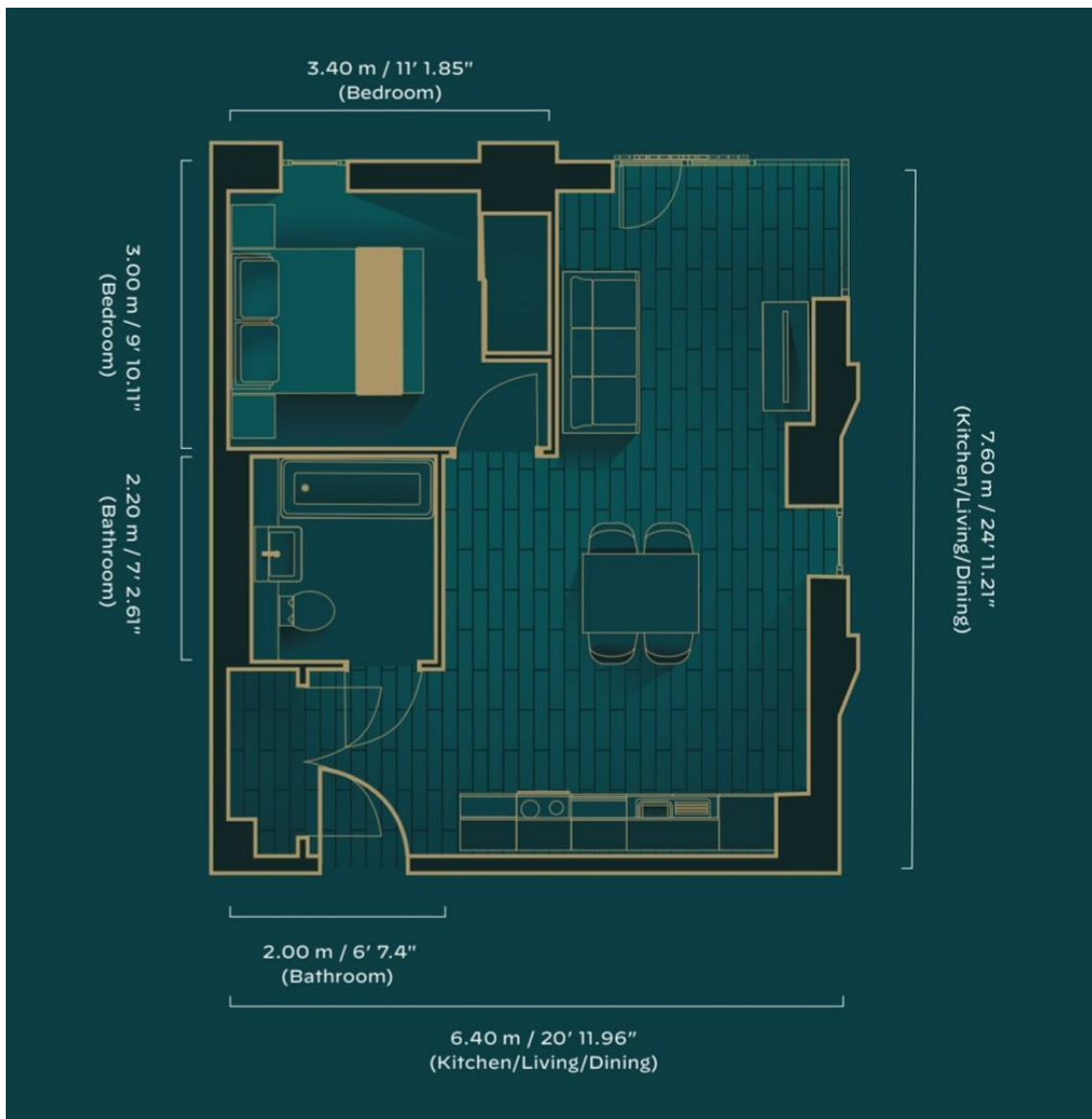


- BIKE STORAGE • PARCEL ROOM • PANORAMIC VIEWS • CENTRAL LOCATION • PODIUM GARDEN

Service Charge - £2000 per annum.

Tenure - Leasehold (236 years remaining).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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