



**A1102BF Block B, M3 7GA**

**£210000.00**

Appliances Limited  
榮家置業



# A Summary

This stunning 1-bedroom apartment is located within the prestigious Local Blackfriars development. Set within a gated community encompassing 380 apartments, townhouses, and penthouses across two impressive towers, this architectural marvel seamlessly integrates with the Grade II-listed former public house, the Black Friar.

Block B  
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# Story of the house

We proudly present this stunning 1-bedroom apartment located within the prestigious Local Blackfriars development. Set within a gated community encompassing 380 apartments, townhouses, and penthouses across two impressive towers, this architectural marvel seamlessly integrates with the Grade II-listed former public house, the Black Friar, now transformed into a striking gateway entrance.

The property is currently leased for a term expiring on 17 May 2024.

Nestled in the vibrant heart of Manchester, the luxury of Local Blackfriars extends to this beautifully designed one-bedroom apartment. Its opulent yet functional design caters to a diverse range of discerning clients. This development warmly welcomes small pets.

Residents enjoy a substantial communal garden alongside unparalleled amenities including a 24/7 concierge service, bistro, bar, gymnasium, yoga and dance studio, cinema room, and a fully equipped laundrette.

Local Blackfriars sets a new standard for luxury living. Situated just a five-minute stroll from Manchester's dynamic shopping district housing Selfridges, Harvey Nichols, and the ever-trendy Northern Quarter, alongside the vibrant nightlife of Deansgate and Spinningfields.

The property incurs an estimated annual service charge of £2,856 and an annual ground rent of £350. Its EPC rating is B, and it comes with a 250-year lease from 2019.

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Ground rent: £ 350 per year  
Leasehold: 250 years (245 years remaining)  
Service charge: £ 1,892.76 per year  
Current rent: £ 1,200 pcm till 17th May 2024  
EPC Rating: B  
Council Tax Band: C  
No Chain



