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# CHARLES LOUIS

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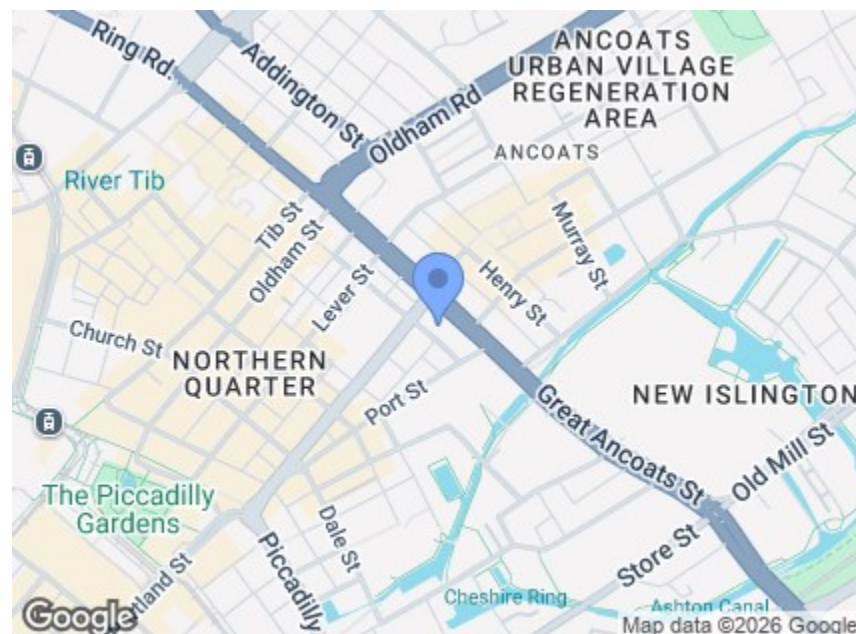


78 Newton Street  
, Manchester, M1 1AQ

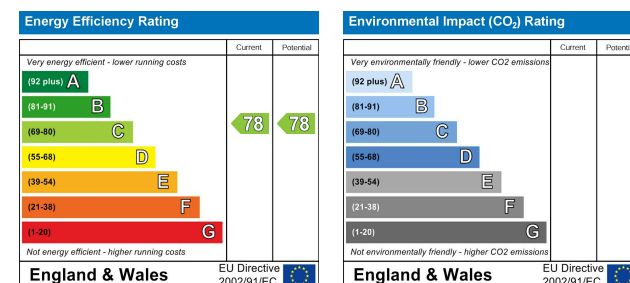
Price £258,000



- Stunning penthouse apartment located on the top floor of Oxid House
- Prime position in Manchester's vibrant Northern Quarter, close to bars, restaurants, and transport links
- Spacious open-plan living area with floor-to-ceiling windows and far-reaching city views
- Sleek, fully fitted kitchen with integrated appliances
- Two generous double bedrooms, including a principal with modern en-suite
- High-spec family bathroom and useful hallway storage
- Secure fob entry, lift access, and well-maintained communal areas
- Tenure - Leasehold, Council Tax - Manchester band D,EPC rated C



## Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# 78 Newton Street

, Manchester, M1 1AQ

Apartment 1201, Oxid House, M1 1AQ, is a stunning penthouse apartment offering stylish, contemporary living in the heart of Manchester's vibrant Northern Quarter. Situated on the top floor of this sought-after development, the property boasts impressive cityscape views and a premium position just moments from Manchester's best bars, restaurants, and transport links.

This beautifully presented two-bedroom apartment features a spacious open-plan living area with floor-to-ceiling windows, flooding the space with natural light and enhancing the sense of height and openness. The sleek, modern kitchen comes fully fitted with integrated appliances, perfect for both everyday living and entertaining.

Both bedrooms are generous doubles, with the principal bedroom benefiting from a modern en-suite. A further high-spec family bathroom and a welcoming hallway with storage complete the layout.

Residents of Oxid House enjoy secure fob entry, lift access, and a well-maintained communal entrance. With its top-floor status, superb views, and central location, this penthouse apartment is ideal for city professionals or investors seeking a premium Manchester property.

### Entrance

4 x 7'9 (1.22m x 2.36m)  
A secure fob entry to main building entrance, lift access, and a well-maintained communal entrance.

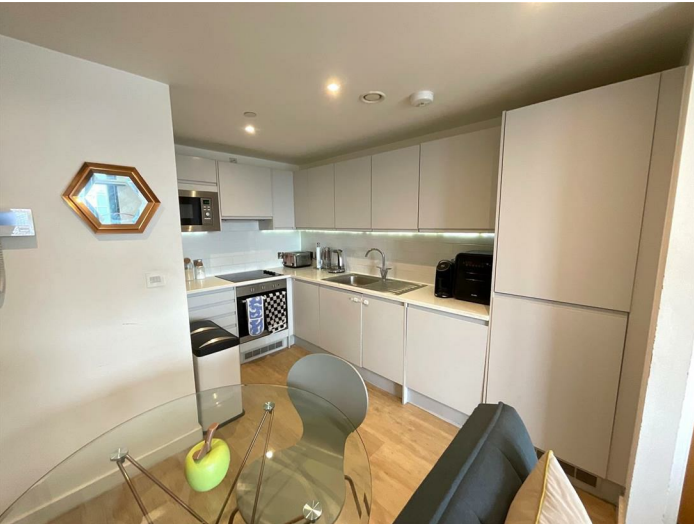
### Living Room

9'10 x 11'8 (3.00m x 3.56m)  
Aluminium framed floor to ceiling window with views over Manchester city centre, wood effect laminate flooring, electric heater and inset ceiling spot lights, convenient storage cupboard and access to the kitchen and bedrooms



### Kitchen

9'4 x 12'2 (2.84m x 3.71m)  
With wood effect laminate flooring, ceiling spotlights, power points, range of wall and base units with complementing work surfaces, inset sink and drainer with mixer tap, integrated fridge freezer, microwave and dishwasher, built in electric oven and electric hob with extractor fan above.



### Bedroom One

9 x 15'4 (2.74m x 4.67m)  
Dual aspect aluminium framed floor to ceiling windows with views over Manchester city centre, electric heater and inset ceiling spot lights. Access to en-suite



### Ensuite

7'2 x 7'2 (2.18m x 2.18m)  
Fully tiled with tiled flooring, three piece suite comprising of a panel enclosed bath with thermostatic shower above and a glass screen, low flush WC, hand wash basin, mirror and chrome heated towel rail.



### Bedroom Two

9 x 15'7 (2.74m x 4.75m)  
Aluminium framed floor to ceiling window with views over Manchester city centre, electric heater and inset ceiling spot lights.



### Bathroom

7'4 x 7'4 (2.24m x 2.24m)  
Fully tiled with tiled flooring, three piece suite comprising of a panel enclosed bath with thermostatic shower above and a glass screen, low flush WC, hand wash basin, mirror and chrome heated towel rail. Jack and Jill access from the entrance and second bedroom.

### Communal Gym

