

RESIDE
MANCHESTER

Eliza Yard 125 Jersey Street

Ancoats, Manchester, M4 6HB

Asking Price £260,000

1 1 1 B

Eliza Yard 125 Jersey Street

Ancoats, Manchester, M4 6HB

Eliza Yard is an exciting new development in the heart of Ancoats.

Situated on the fourth floor, this spacious contemporary one bedroom apartment benefits from a juliet balcony and forms part of Manchester Life's newest development, Eliza Yard, the development also offers a concierge service seven days a week, a secure residents' courtyard, and bicycle storage.

Eliza Yard

Eliza Yard is at the heart of Ancoats' next phase of regeneration, introducing new homes, independent businesses, the Ancoats Mobility Hub, and an enhanced Ancoats Green, while preserving the area's unique heritage, character, and strong sense of community.

The development comprises 126 apartments, including 40 one-bedroom, 80 two-bedroom, and 6 three-bedroom homes. Juliet balconies are provided to all apartments, with the exception of four central units on Level 7, while four apartments also benefit from both internal and external entrances. Residents enjoy a communal entrance with concierge service, Kone lifts serving all floors, and access to a secure private courtyard featuring a blend of hard and soft landscaping, bench seating, picnic tables, and a pergola.

The Tour

The kitchen has been thoughtfully designed with pebble grey base and wall units featuring integral J-pull handles, complemented by platinum white carcasses, all of which are FSC Mix Material certified. Polished quartz worktops with matching upstands and a drainer provide a sleek finish, while a stainless steel sink with a chrome U-neck tap adds practicality. High-quality Blum Tandembox Antaro soft-close drawers and Blum premium soft-close hinges enhance functionality throughout. Integrated appliances include a Bosch electric oven, Bosch ceramic hob with glass splashback, CDA canopy extractor hood, CDA integrated 70/30 fridge freezer, and CDA integrated dishwasher.

The bathroom has been finished to a high standard with Hi-Macs vanity tops and a full-height mirror, chrome towel rail, and a stylish combination of Domus Colori Matt wall tiles and Domus Stavanger floor tiles. Contemporary sanitaryware includes Villeroy & Boch white toilet and basin with chrome Grohe flush plates and Vado taps, alongside a MX shower tray with Vado mixer shower and showerhead.

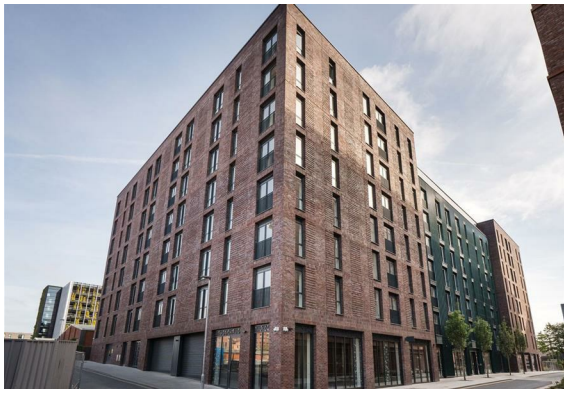
Throughout the apartment, flooring has been carefully selected to complement each space, with Twist Colour Creation Zen LVT flooring to the kitchen and living area, Cormar Hampstead Gunmetal carpet to the bedroom, and Domus Stavanger tiling to bathroom. Walls are finished in Cameo Silk paint throughout, creating a bright and neutral backdrop. Full-height windows with slender frames maximise natural light while reflecting the industrial character of the surrounding Ancoats area.

The home also benefits from energy-efficient mechanical ventilation with heat recovery systems, Mylek Ultra Slim electric radiators, and low water usage fittings designed to improve efficiency. Lighting includes a combination of LED downlights, spotlights, pendant, and bayonet fittings, while hot water is supplied via a pressurised tank located within the utility cupboard.

Connectivity has been carefully considered, with Freeview TV and VOIP telephone points in the living room, Sky access available via Wi-Fi through Sky Glass or Stream, a TV point in the bedroom, and fibre broadband connectivity available through BT or Hyperoptic.

























The Area

Eliza Yard is perfectly positioned within the vibrant neighbourhood of Ancoats, one of Manchester's most sought-after and characterful districts. Once known as the world's first industrial suburb, Ancoats has evolved into a thriving urban village that blends historic mill architecture and canal side living with an outstanding independent food, drink, and cultural scene.

Located just moments from Cutting Room Square, residents are surrounded by a wide selection of independent cafes, restaurants, bars, and bakeries, including Elnecot, Canto, Erst, The Jane Eyre and mana, alongside popular coffee spots such as Ancoats Coffee Co.

Residents can also enjoy easy access to green and waterside spaces, with Ancoats Green, Cotton Field Park, New Islington Marina, and the Rochdale Canal all within walking distance, offering a balance between city-centre convenience and quieter outdoor living.

Connectivity is another major advantage, with Manchester city centre, the Northern Quarter, and Piccadilly Station all easily accessible on foot. The nearby New Islington tram stop provides convenient links across Greater Manchester, while the new Ancoats Mobility Hub further enhances sustainable transport.

Lease Information

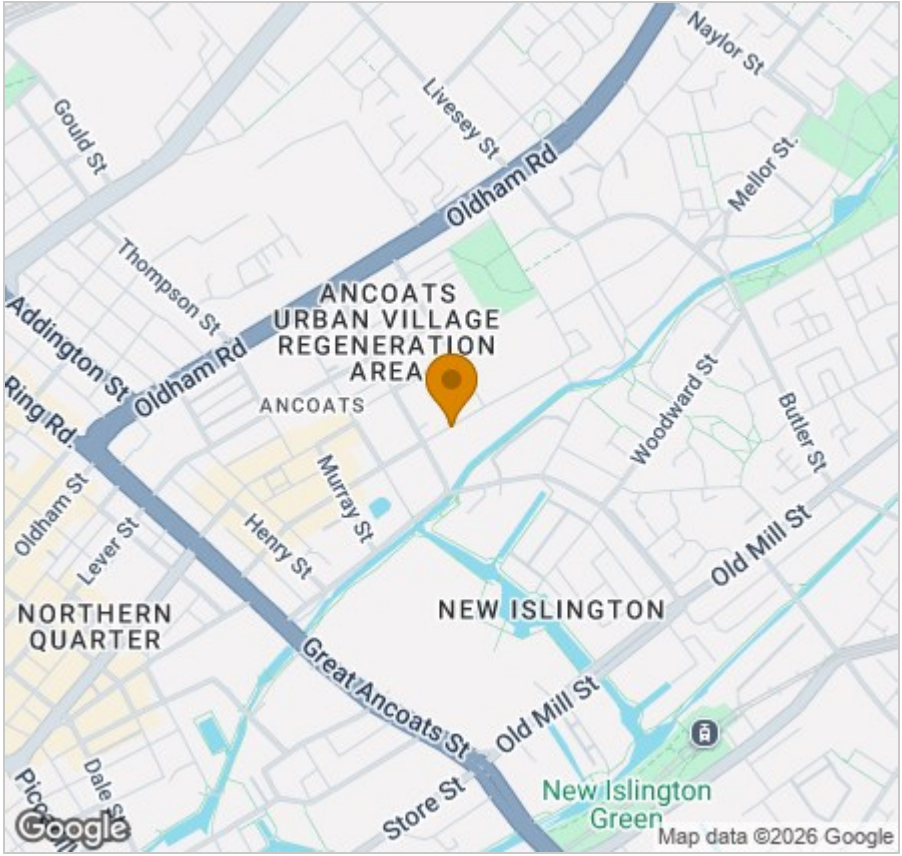
Length of lease - 250 years
Service charge - Approx £2,353.41 per annum
Ground rent - Peppercorn
10-year structural warranty with ICW inclusive of a 2-year defects period

- Brand New Manchester Life Development
- One Double Bedroom, One Bathroom
- Concierge Service 7 Days A Week
- Private Residents' Courtyard
- Immediate Occupation
- EPC Rating B
- Pets Welcome
- 10 Year Building Warranty
- Located In The Heart Of Ancoats
- 5th Floor Apartment

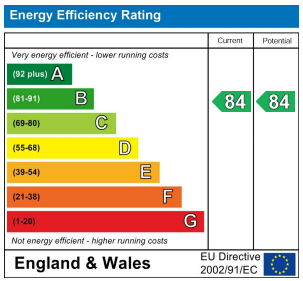
Floor Plan

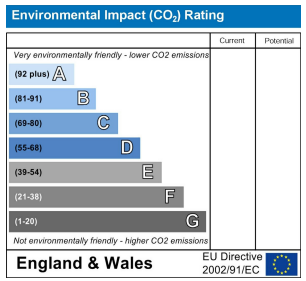


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Jordan Street, Manchester, Greater Manchester, M15 4PY
Tel: 0161 837 2840 Email: info@residemanchester.com www.reside-property.com