

RESIDE
MANCHESTER

9 Platinum Place Butler Street

, Manchester, M40 7SW

Asking Price £280,000

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Platinum Place is a modern residential development located on Butler Street, on the edge of the popular neighbourhoods of Ancoats and New Islington, and within easy reach of Manchester City Centre.

This well-proportioned two-bedroom apartment benefits from a dual-aspect layout with floor-to-ceiling windows throughout, creating a bright and spacious feel. The property features an open-plan kitchen, living and dining area, two bedrooms, an en-suite, a Jack & Jill bathroom, and excellent storage.

The apartment also benefits from a fully fitted kitchen with Zanussi appliances, wood-effect LVT flooring to the main living area, intercom entry, bike storage and a car parking space with EV charging point.

Viewings are highly recommended. Please call 0161 837 2840 to book a viewing.

The Tour

Entrance Hall:
The apartment is entered via a welcoming hallway, providing access to the principal living accommodation and bedrooms. The hallway is finished with carpeting and benefits from two generous storage cupboards. One houses the apartment's gas boiler, central heating system, MVHR unit and electricity switchboard, while the second provides useful dedicated storage.

Living / Kitchen / Dining Area:
At the heart of the apartment is a spacious open-plan kitchen, living and dining area. The dual-aspect layout and floor-to-ceiling windows throughout the apartment allow an abundance of natural light into the accommodation.

The kitchen is fitted with a comprehensive range of units and appliances, including a Zanussi double oven, Zanussi induction hob with extractor fan, full-size Zanussi dishwasher, Zanussi washing machine and full-size fridge freezer. The open-plan arrangement provides a natural connection between the kitchen, dining and living areas, with wood-effect LVT flooring running throughout.

Bedroom One:
Bedroom One is a well-proportioned double bedroom, finished with carpet and benefiting from its own private en-suite shower room. The floor-to-ceiling windows continue through to the bedrooms, providing excellent natural light and reinforcing the bright, contemporary feel of the apartment.

En-suite:
The en-suite is fitted with contemporary sanitaryware. The specification includes full-height wall tiling to the shower area, half-height tiling behind the WC and a tiled splashback to the wash hand basin. Ceramic floor tiling and a chrome heated towel rail.

Bedroom Two:
Bedroom Two is another well-proportioned bedroom, finished with carpet and benefiting from the apartment's dual-aspect arrangement and floor-to-ceiling windows.

Jack & Jill Bathroom:
Bedroom Two is served by a Jack and Jill-style bathroom, fitted with a bath and overhead shower. The bathroom features tiled flooring, partially tiled walls and heated towel rail.

Additional Features:
The apartment benefits from an intercom entry system, providing secure access to the development, together with dedicated bike storage.

A car parking space with an EV charging point is included in the sale price of the apartment.

























The Area

Perfectly positioned on the edge of Manchester city centre, immediately adjacent to Ancoats.

Located close to Cutting Room Square, residents are surrounded by an excellent selection of independent restaurants, bars and cafés, with well-known names including Canto, Mana, Rudy's, Seven Brothers and The Jane Eyre all nearby.

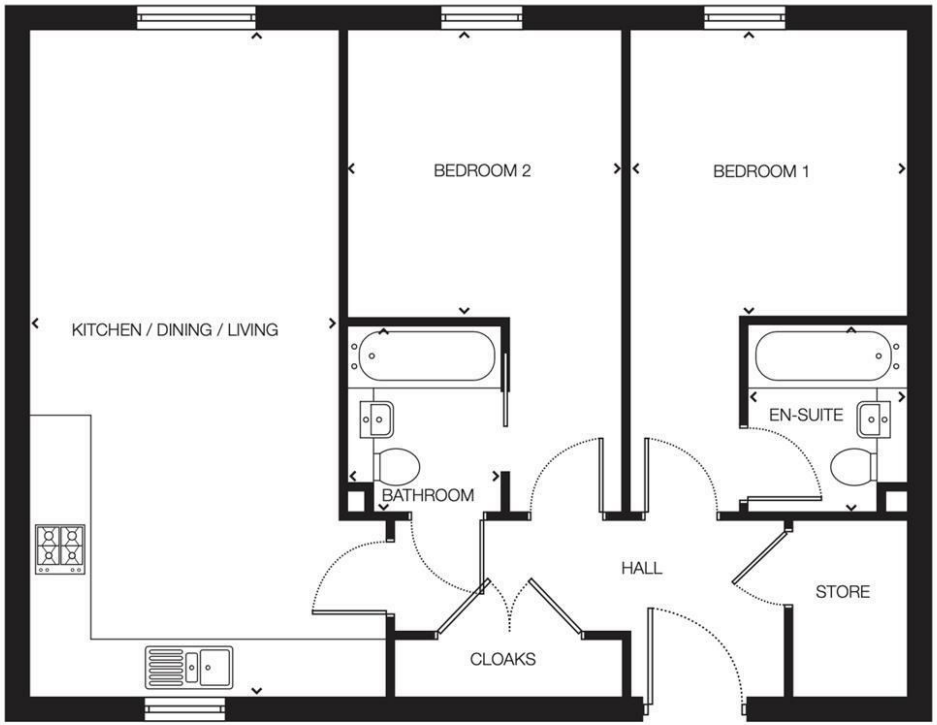
The location also offers plenty of opportunity to enjoy the outdoors including Ancoats Green, The Ashton Canal, New Islington Marina and Cotton Field Park.

Lease Information

Length of lease: 250 years, 248 years remaining.
Service charge: £2021.16 per annum
Ground rent: Peppercorn

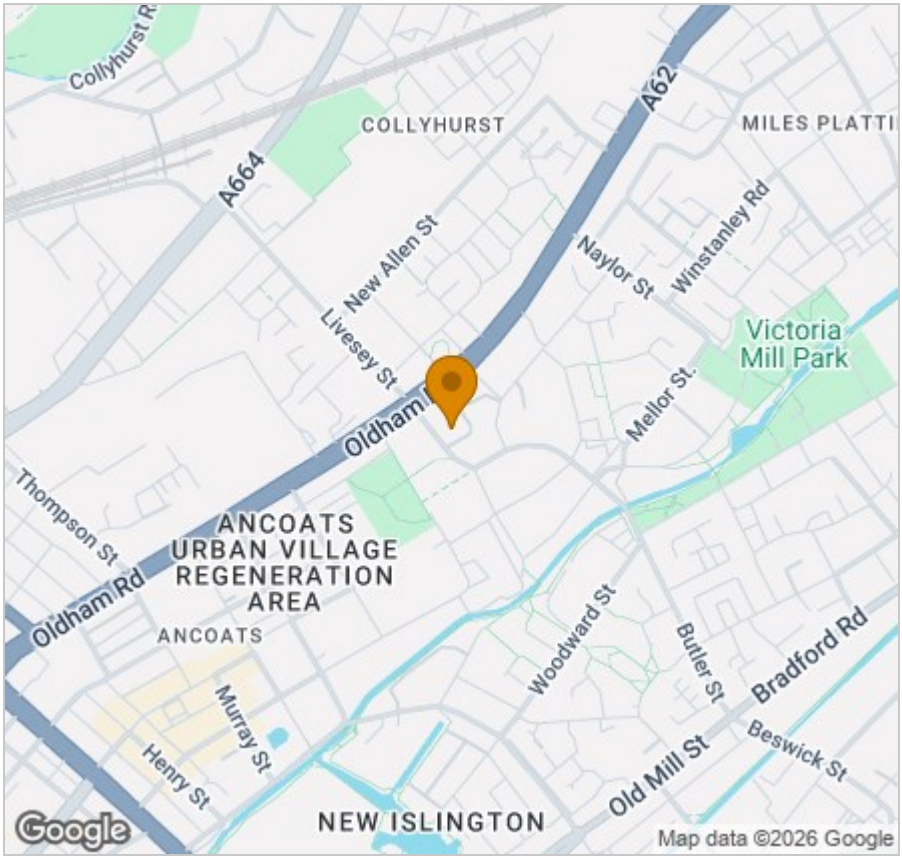
- Two Double Bedrooms
- Two Bathrooms
- Car Parking Space With EV Charging Point
- Minutes Walk From Ancoats & The Northern Quarter
- No Chain
- EPC Rating B
- Dual-aspect Layout
- Gas Central Heating
- Bike Storage
- Close To Canalside Walks & Green Spaces

Floor Plan

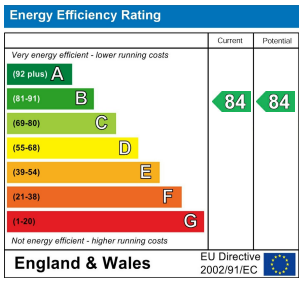


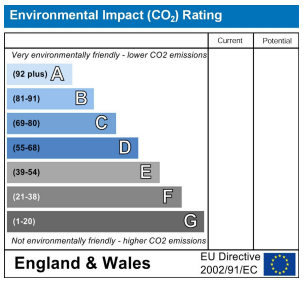
Kitchen/dining/living	3360mm x 7280mm	11'0" x 23'11"
Bedroom 1	3020mm x 3120mm	9'11" x 10'3"
Bedroom 2	3020mm x 3120mm	9'11" x 10'3"
Bathroom	1780mm x 2050mm	5'10" x 6'9"
En-suite	1750mm x 2050mm	5'9" x 6'9"

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.

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