



Victoria House, 250 Great Ancoats Street, Manchester, M4 7BU

£375,000

2 BEDROOM 2 BATHROOM APARTMENT FOR SALE IN VICTORIA HOUSE, 250 GREAT ANCOATS STREET M4

DUAL ASPECT AND OVER 940 SQUARE FEET

20TH FLOOR

LOCATED 5 MINUTES FROM PICCADILLY STATION

RESIDENTS ROOF GDN, GYM, LOUNGE & CO WORKING SPACES AS WELL AS 24 HR CONCIERGE

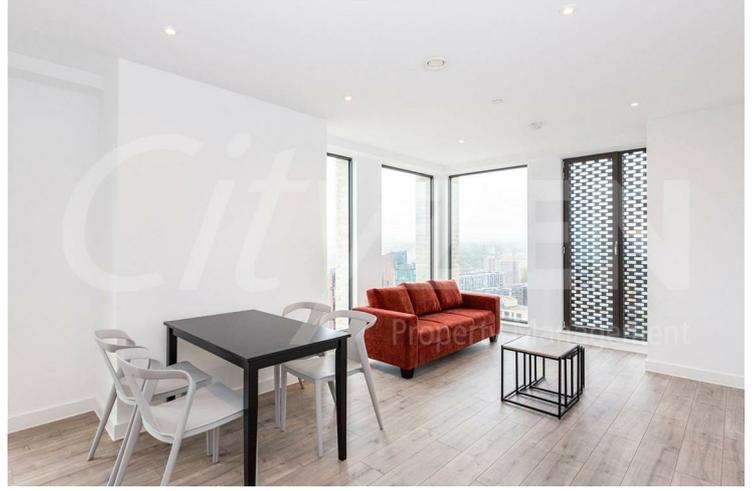
GROUND RENT £0 / SERVICE CHARGE £3460 PA / LEASE 249 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- DUAL ASPECT 945 SQUARE FOOT APARTMENT
- FURNISHED TO A HIGH STANDARD
- RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACE
- 2 BED 2 BATH APARTMENT FOR SALE
- 20TH FLOOR
- LOCATED IN THE CENTER OF MANCHESTER
- GREAT VIEWS FROM THE APARTMENT
- VICTORIA HOUSE, 250 GREAT ANCOATS STREET M4
- 5 MINS WALK TO PICCADILLY STATION

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VICTORIA HOUSE



RECEPTION



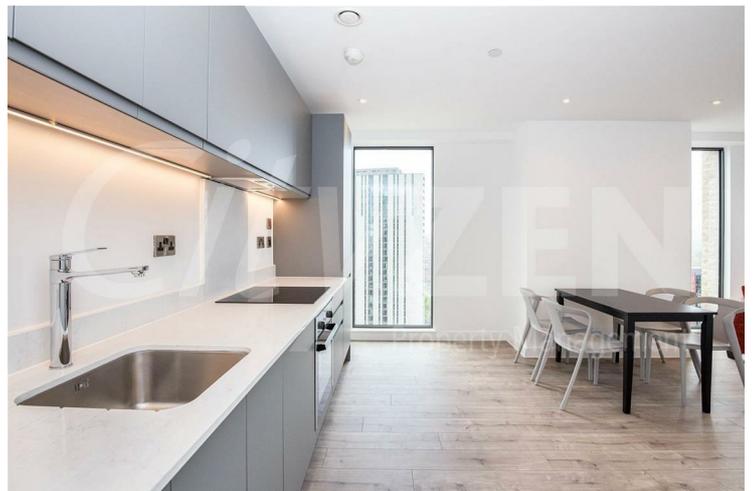
LOBBY



KITCHEN



ROOF GARDEN



KITCHEN

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RECEPTION



RECEPTION



RECEPTION



BEDROOM



RECEPTION



BEDROOM

Victoria House, 250 Great Ancoats Street, Manchester, M4 7BU



BEDROOM



BATHROOM



BEDROOM



VIEW FROM APARTMENT



SHOWER ROOM



GYM

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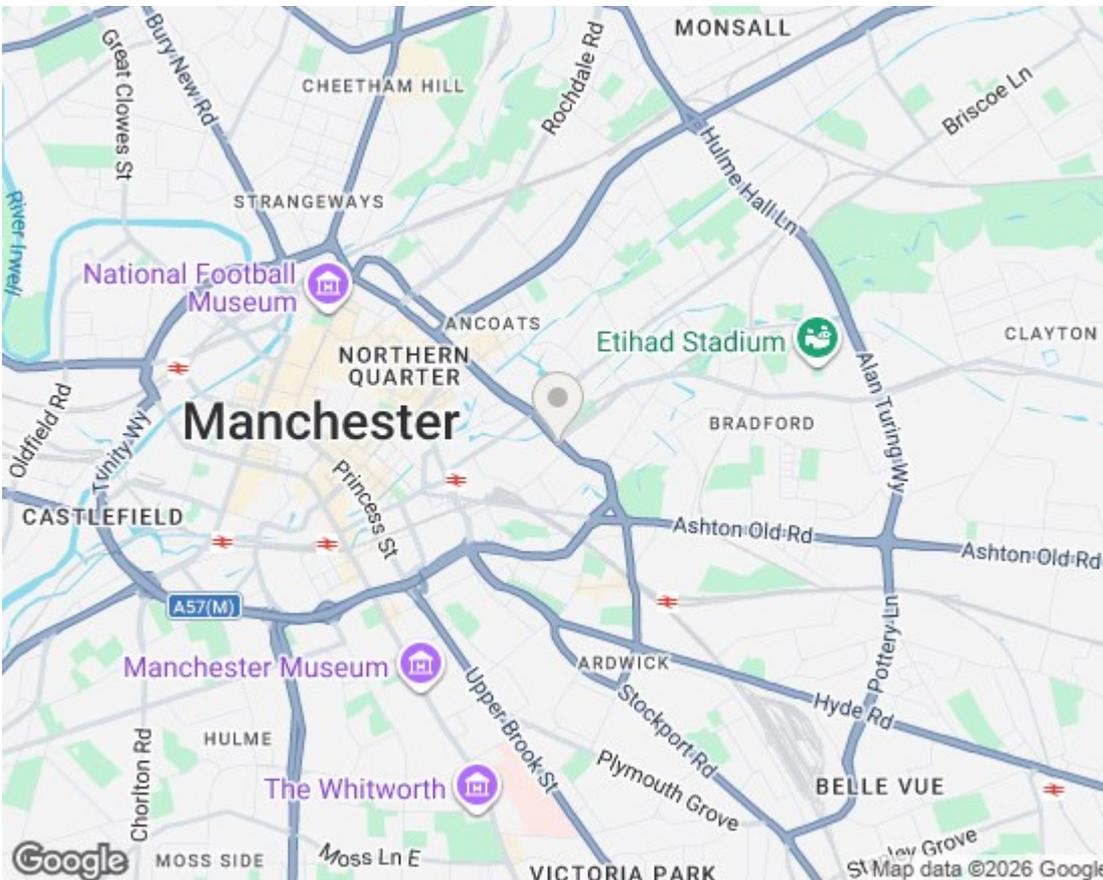


VICTORIA HOUSE



Total floor area 87.7 m² (944 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.