



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

£362 Per Week

6TH FLOOR 2 BEDROOM 2 BATHROOM APARTMENT FOR RENT IN 'VICTORIA HOUSE' M4

Comprising reception room with floor to ceiling windows, luxury fitted kitchen, 2 double bedrooms and 2 luxury bathroom suites.

Victoria House is located in the center of Manchester and only 5 minutes walk to Piccadilly station and residents can enjoy the developments exclusive facilities which include: concierge, roof garden, gym, residents lounges and co working spaces.

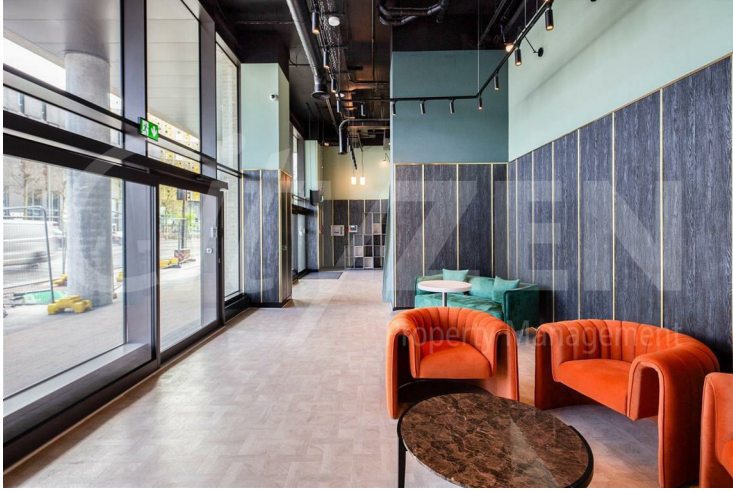
COMES FURNISHED. AVAILABLE FROM NOW

Marketing of On-Site Amenities and Agent Indemnity.

The Agent is authorised to market the building's on-site amenities by their client (the landlord), including but not limited to the concierge services and gym facilities (collectively, the "Amenities"), based strictly on descriptions and specifications provided by the Client & or the developer. The Agent acts solely as a marketing representative and exercises no operational control, management, or oversight over the Amenities and as such the amenities are subject to change or withdrawal by the freeholder/developer or their representatives.

- | | | |
|--|---|---------------------------------------|
| • 2 BEDROOMS | • FURNISHED | • AVAILABLE FROM NOW |
| • VICTORIA HOUSE, 250 GREAT ANCOATS STREET | • RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACES | • LOCATED IN THE CENTRE OF MANCHESTER |
| • 5 MINS WALK TO PICCADILLY STATION | • 6TH FLOOR | • 2 BATHROOMS |

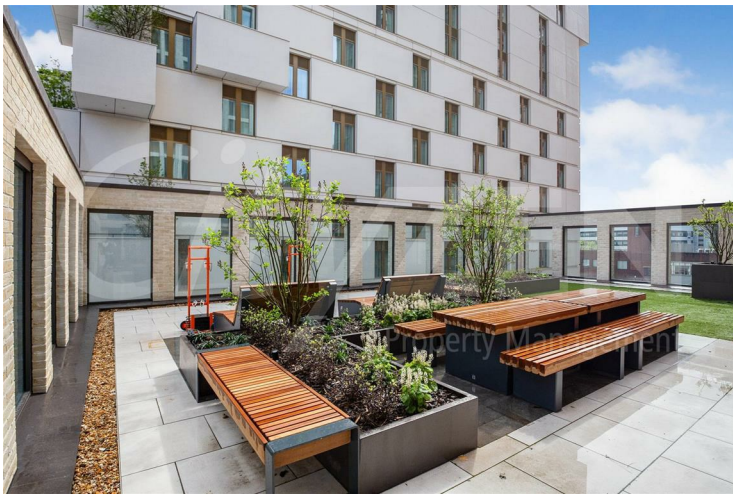
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LOBBY



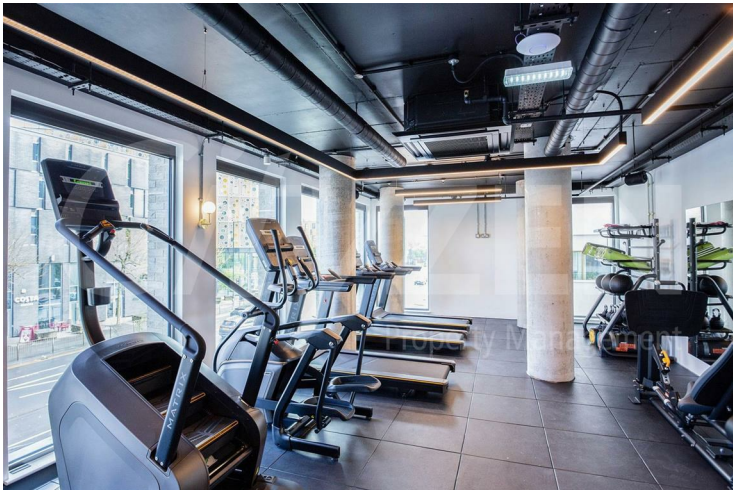
VICTORIA HOUSE



ROOF GARDEN



LOBBY

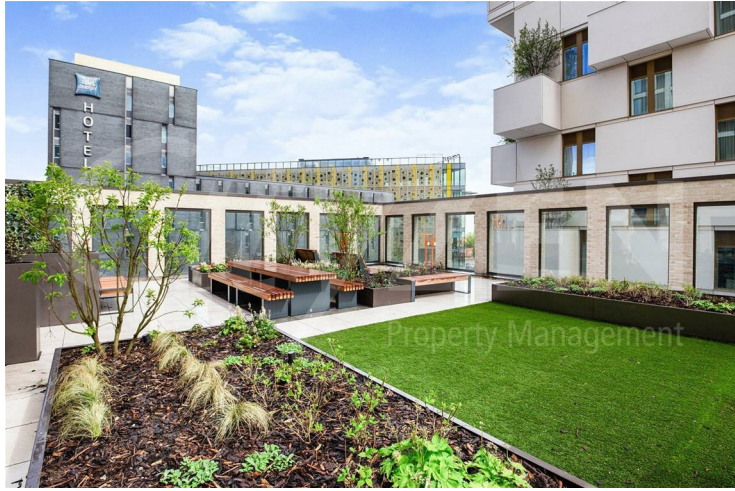


GYM



ROOF GARDEN

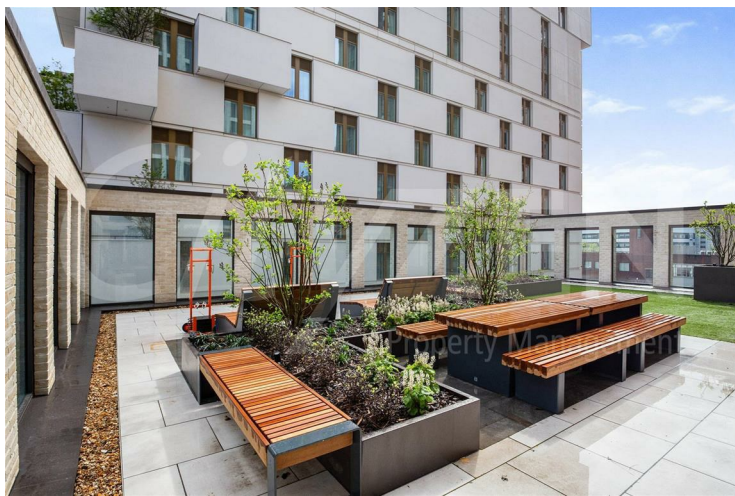
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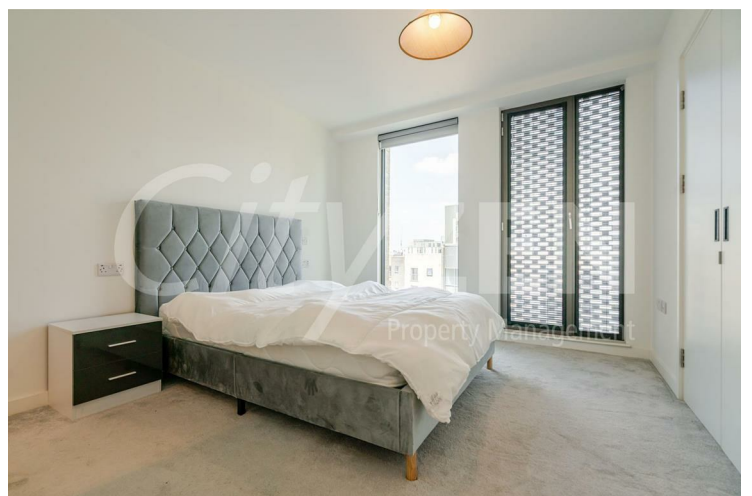
ROOF GARDEN



HALLWAY



ROOF GARDEN



BEDROOM



BATHROOM



BEDROOM

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



BEDROOM



KITCHEN/RECEPTION



SHOWER ROOM



RECEPTION



KITCHEN



RECEPTION

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BEDROOM



RECEPTION

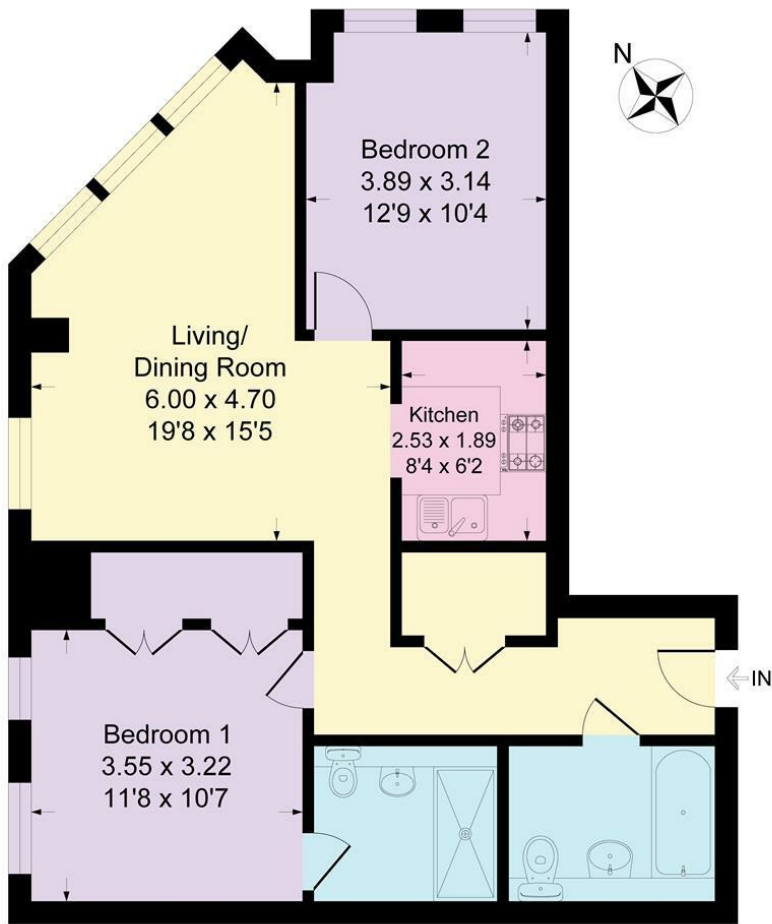


BEDROOM



RECEPTION

Approximate Gross Internal Area = 79.3 sq m / 854 sq ft



Sixth Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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.