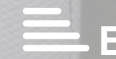


RESIDE
MANCHESTER



Flat 1 32a George Leigh Street
Ancoats, Manchester, M4 5DG

Asking Price £420,000



Flat 1 32a George Leigh Street

Ancoats, Manchester, M4 5DG

Located in the heart of Ancoats, this immaculate two bedroom apartment is the perfect example of what living in one of Manchester's coolest areas is all about.

Positioned on the first floor, this apartment resides with only one other apartment, providing you with extreme privacy. This apartment boasts from 11 large windows throughout, a rare feature in Manchester.

A Victorian conversion originally built in around 1900s housed the first school on Ancoats and was associated with St. Hale Church.

Viewings are highly recommended.

History

The Alumni Buildings is a residential development on George Leigh Street beside the Former St Michael's Church. It incorporates the former St Michael's Church Clergy House, a former school building, and a new addition that wraps around the corner on to Cotton Street.

Flat 1 is situated in the former school building.

Location

Ancoats was voted as one of the world's coolest neighbourhoods by timeout in 2021. The apartment is surrounded by many independent businesses including Mana, a Michelin star restaurant, Pollen, Rudys & general store. You're a few minutes walk from the Rochdale Canal and the ever popular Ancoats Marina perfect for a short walk or lunch spot on a summers day. Ancoats is also extremely close to the Northern Quarter & Piccadilly Train Station all within a 5-10 minute walk away.

The apartment is situated on George Leigh street, one of the most beautiful streets in Manchester and dubbed most Instagrammable.





The Tour

Located on the first floor, this apartment resides with only one other apartment, providing you with extreme privacy. Upon entry, you are greeted by a spacious hallway featuring real oak herringbone wooden floor, a storage cupboard and an intercom system with doors leading to the rest of accommodation. A key feature of this apartment is the total number of windows featured along with the total ceiling high reaching 3.7 meters.

Open Plan Living/Kitchen Area: Real oak herringbone wooden floor throughout, high specification appliances including integrated Neff cooker & hob, microwave, fridge freezer, dishwasher and washer dryer. LED down lights throughout the kitchen & living space with one large pendant light fitting in the lounge. The living area and kitchen feature a total of 7 large windows providing ample of light.

Bedroom 1: Real oak herringbone wooden flooring, large window, TV points, floor to ceiling built in wardrobe and a door leading to the en-suite.

Bedroom 2: Real oak herringbone wooden flooring, large window, TV points and fitted storage units.

Bathrooms: Fully tiled flooring and Villeroy and Boch 3 piece suites. The family bathroom has a shower over the bath, while the en-suite has a walk-in shower. Both bathrooms are adorned with Hansgrohe chrome fittings, a large mirror and vanity shelf with LED lighting, a heated chrome towel rail, downlights, and partially tiled walls. Both bathrooms have a large window allowing natural light and fresh air.

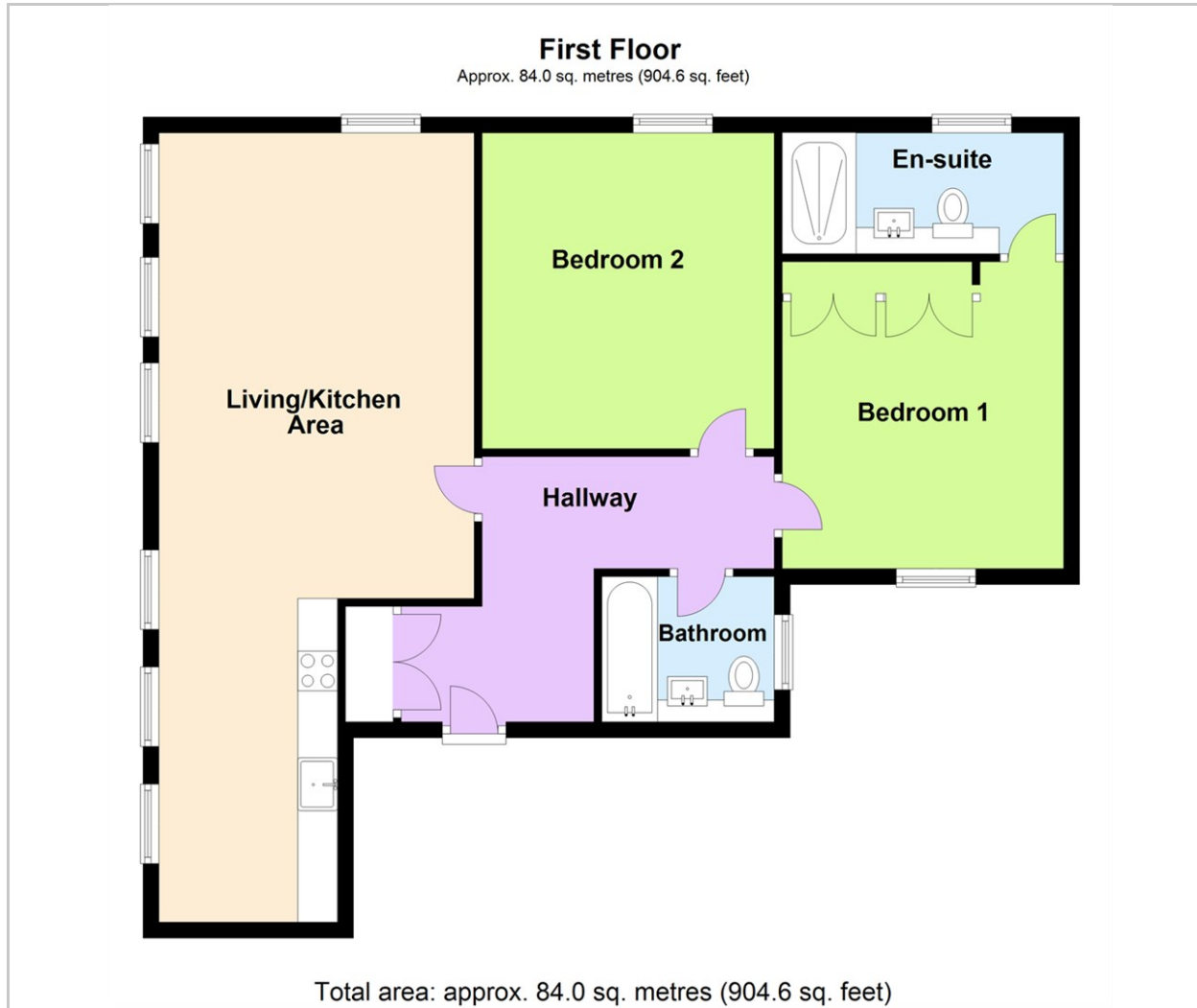
Lease Information

- Service charge - £1,459 per annum.
- Ground rent - £350 per annum.
- Lease - 241 years remaining.

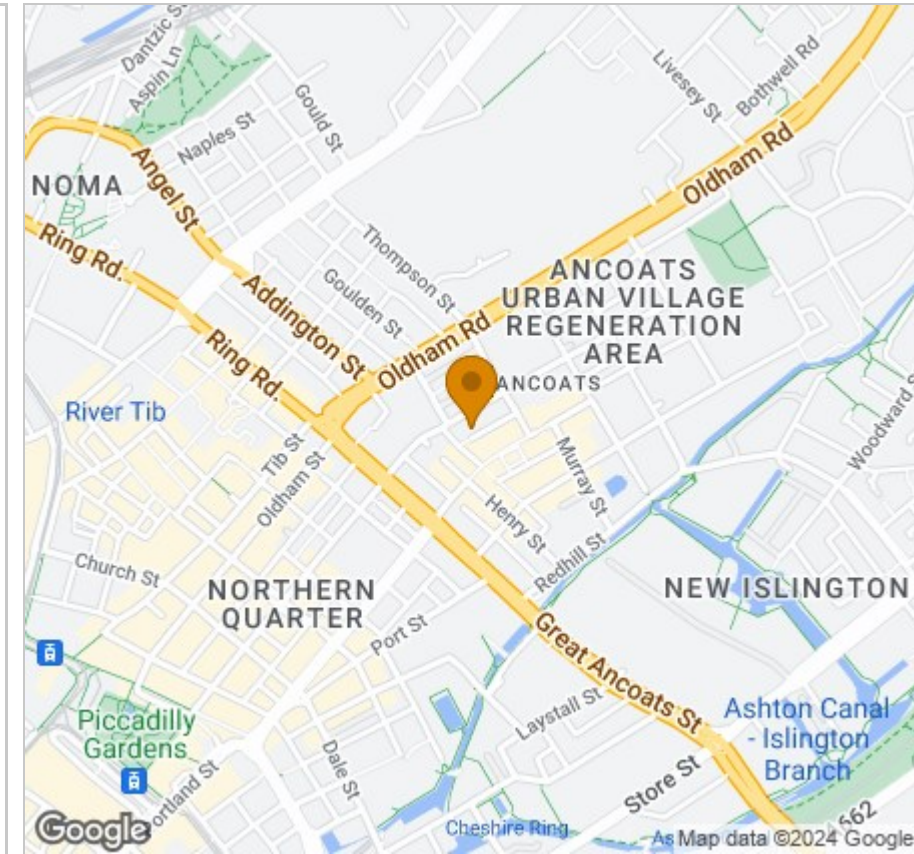
- Two Double Bedrooms
- Two Bathrooms
- High Specification
- Historic Building
- No Chain
- EPC Rating E
- High Ceilings Reaching 3.7m
- Featuring 11 Large Windows Throughout
- Ancoats Location
- Open Plan Living Kitchen Area



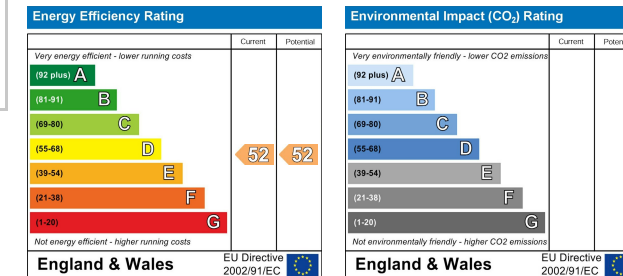
Floor Plan



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.

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