



RESIDE  
—  
MANCHESTER



7 Alumni Court 1 Cotton Street  
Ancoats, Manchester, M4 5BR

**Asking Price £470,000**





# 7 Alumni Court 1 Cotton Street

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

Positioned on the top floor, this apartment boasts three double bedrooms, three bathrooms, a spacious south facing balcony and a secure garage parking space.

Viewings are highly recommended.

## The Tour

Located on the third floor (top floor), this apartment shares the level with just one other apartment. Upon entry, you are greeted by a spacious hallway featuring wooden flooring and a storage cupboard housing the boiler and plumbing for a washing machine with doors leading to the rest of accommodation.

Open Plan Living/Kitchen Area: Wooden floor throughout, high specification appliances including integrated Neff hob, Neff oven and combi oven, Neff fridge freezer and Neff dishwasher. LED strip light in the kitchen & living space with spot lights, intercom system and large floor to ceiling windows with sliding doors leading to a spacious balcony.

Bedroom 1: Carpeted, large window, TV points and a door leading to the en-suite.

Bedroom 2: Carpeted, large window and a door leading to the en-suite.

Bedroom 3: Carpeted, large window and floor to ceiling built in wardrobe.

Family Bathroom: Fully tiled flooring, Villeroy and Boch 3 piece suite. Walk in shower with Hansgrohe chrome fittings, a large mirror and vanity shelf, a heated chrome towel rail, downlights, and partially tiled walls.

En-suite 1 and 2: Fully tiled flooring, Villeroy and Boch 4 piece suite. A large bath and a walk in shower with Hansgrohe chrome fittings, a large mirror and vanity shelf, a heated chrome towel rail, downlights, and partially tiled walls. A large window to en-suite 2 allowing natural light and fresh air.







### The Area

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.

### Lease Information

Length of lease - 241 years remaining

Service charge - £2,268 per annum

Ground rent - £400 per annum



- Three Double Bedroom Penthouse
- Three Bathrooms
- Secure Garage Parking
- Spacious Balcony
- No Chain
- EPC Rating B
- Central Ancoats
- Communal Courtyard
- Minutes From Northern Quarter
- Rental Yield 6.5% Based On Expected Rent Of £2,500pcm





Floor Plan

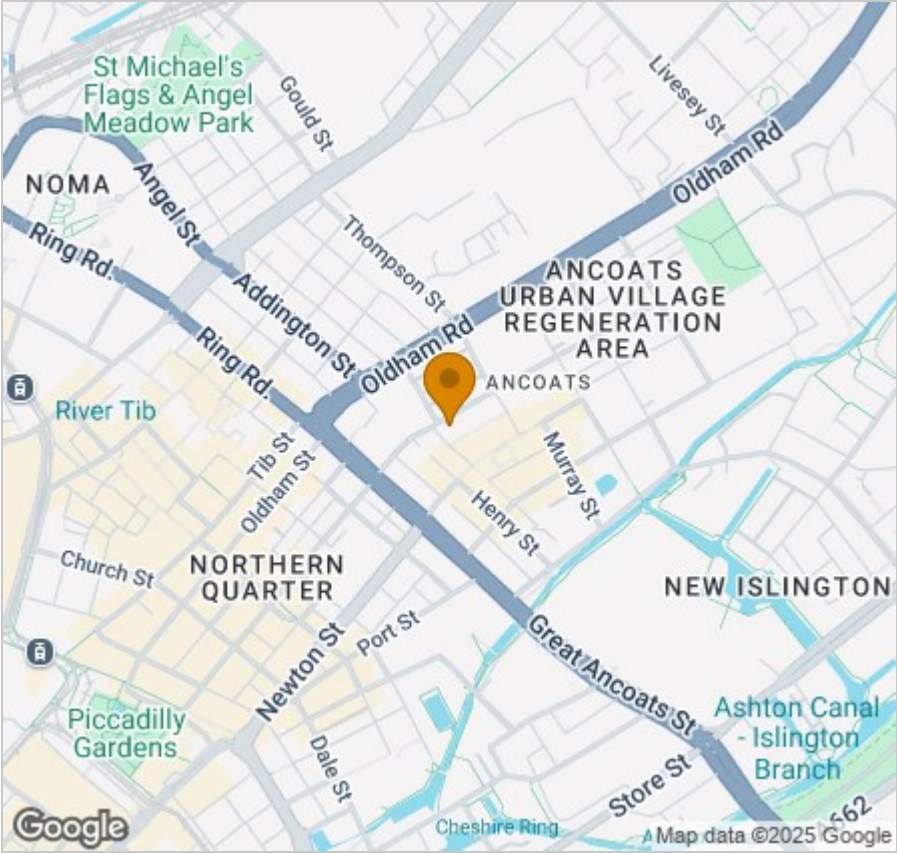


Viewing

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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Area Map



Energy Efficiency Graph

