



# RESIDE

## MANCHESTER

2304 Victoria House Great Ancoats Street  
Manchester, M4 7AB

Asking Price £700,000





# 2304 Victoria House Great Ancoats Street

Manchester, M4 7AB

Victoria House is a vibrant new development in the heart of Manchester. This stunning three bedroom penthouse apartment boasts natural light and space, with a large terrace providing unparalleled views of the city.

Located in Manchester's Piccadilly East, which lies adjacent to fashionable Ancoats and New Islington area and the city centre.

Residents will benefit from equally luxurious on-site amenities and lifestyle services. Not only is Victoria House pleasing to the eye, the sensitive and intelligent design compliments the surrounding neighbourhood and the area's rich heritage. Connection to the city's past is echoed in the buildings facade, the distinguished brickwork acts as an ode to the historical mills and factories of the city's industrious past.

## Specifications:

Victoria House will be finished with the highest quality materials and fittings in order to provide the best possible living environment for our residents. The bathrooms benefit from high quality sanitary ware, ceramic wall and floor tiling as well as premium taps and fittings throughout. The kitchens are fitted with integrated, modern appliances and low profile warm lighting which enhances the immaculately finished gloss kitchen.

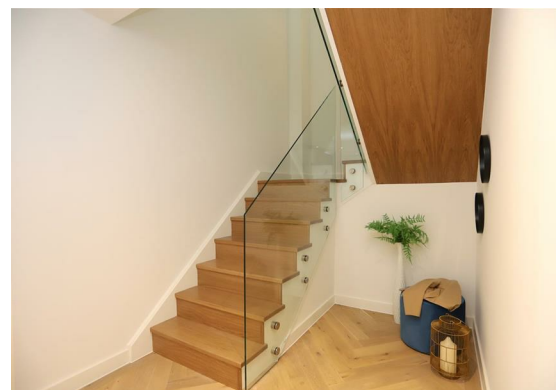
## Communal Spaces:

This ambitious development provides residents with exclusive access to a range of exceptional amenities from an in-house gym with top of the range equipment to an impressive rooftop terrace with a unique 360 degree view of Manchester.

- Welcoming entrance lobby and reception
- Fully equipped gymnasium
- Co-working spaces
- Private residential terrace and rooftop
- Secure cycle store
- A large ground floor retail facility







### Designed with purpose and sensitivity:

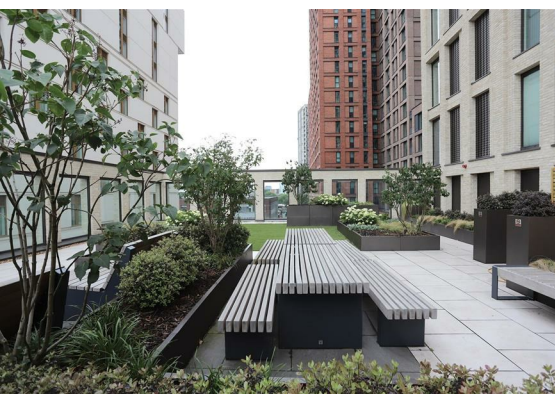
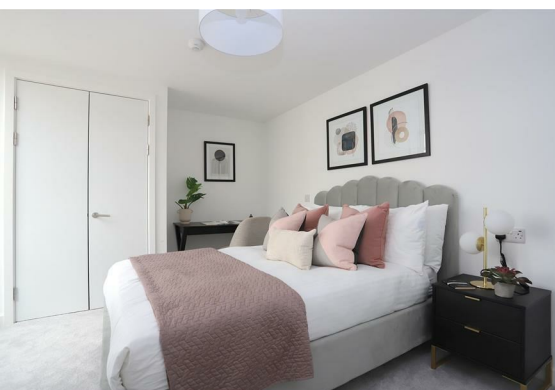
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### The Interior:

Upon entering the building residents will be greeted with a boutique-hotel style concierge and lounge. Harnessing the power of astute interior design the furniture, decor and colour palette creates a space that is decadent yet comfortable, spirited yet grounded. This warm welcoming entrance shows how Victoria House surpasses expectations in both quality and allure.

### Timeless homes to make your own:

Each apartment within Victoria House has been produced with well-thought out and tasteful design. Every apartment is finished with bespoke fittings, an open plan layout and full height windows which work together to create a living space that is both bright and spacious. This carefully considered design means that each home is in equal parts practical and sophisticated to meet all of the contemporary needs of modern life.



### Lease Information

Lease length 250 years from 2023  
Service charge per annum: £5499.36  
Buildings Insurance per annum: £896.22  
Ground rent: Peppercorn

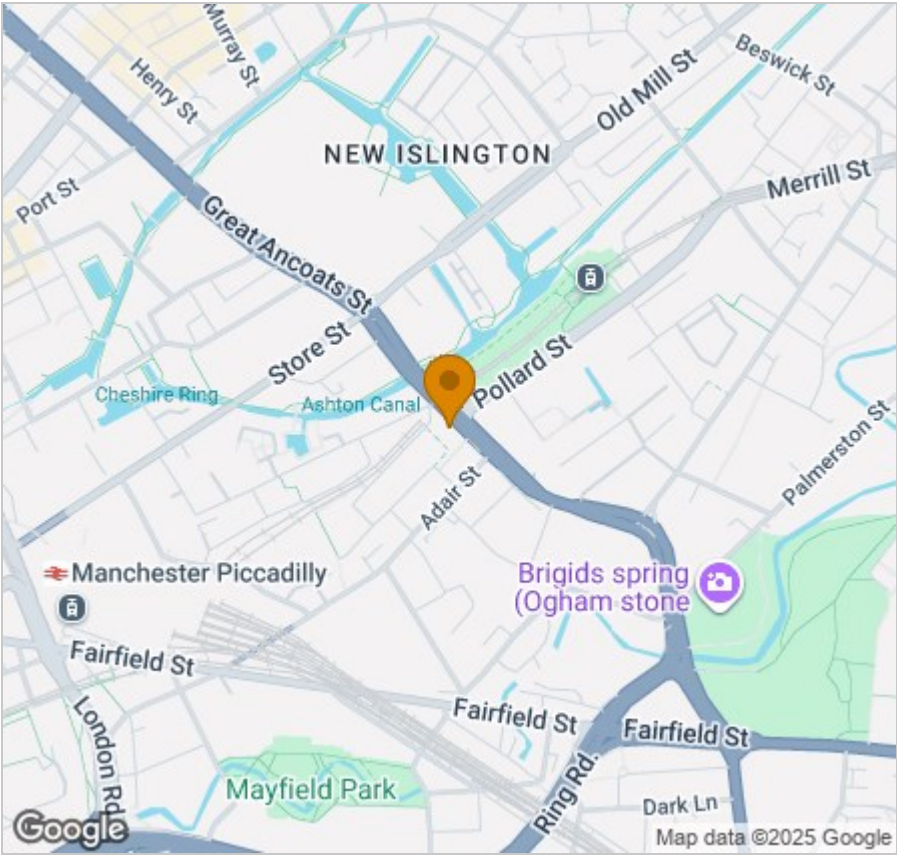
- Duplex Penthouse
- 23rd Floor
- A stones throw away from Piccadilly Station
- 250 year lease, no ground rent
- Stunning views from the terrace
- EPC rating TBC
- Boutique hotel style entrance
- Residents' gym
- Amazing views
- High end finish throughout



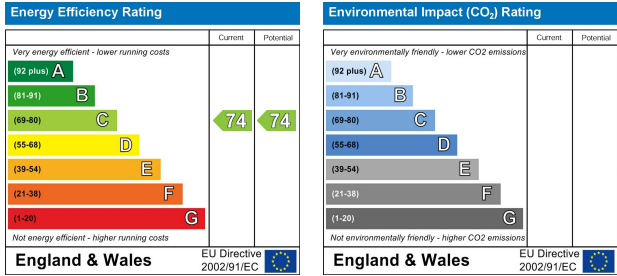
Floor Plan



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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