

RESIDE  
MANCHESTER



406 Deluna House 2 Cornell Street  
Ancoats, Manchester, M4 5EF

**Asking Price £229,000**



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This spacious one bedroom apartment is on the fourth floor of Deluna House in Ancoats.

Benefiting from an open plan living/kitchen area with a Juliet balcony and floor-to-ceiling windows. The apartment has a high quality finish throughout, this includes Neff appliances, LVT flooring and a modern specification.

Deluna House is in the heart of Ancoats, seconds from Cutting Room Square and the Northern Quarter where many independent bars, cafes and restaurants are situated. You're only a short walk to both Piccadilly Train Station and Victoria Station for longer commutes outside of Manchester City Centre.

The apartment is being sold fully furnished.

**The Tour**

Deluna House is a development with a great community feel. With only 38 apartments spread across 6 floors, this apartment is on the 4th Floor.

Living/kitchen area: Amtico Honey Oak flooring, floor to ceiling windows with a Juliet balcony, handleless door and drawer fronts with composite 25mm square-edged work surfaces. Integrated Neff ceramic hob, oven cooker hood, integrated Zanussi fridge-freezer and automatic dishwasher, undermount composite sink unit with swan neck monoblock mixer tap.

Bedroom: Wool twist carpet, floor to ceiling windows, TV and satellite point, ample storage including underbed drawers.

Bathroom: Jack and Jill bathroom with porcelanosa tile flooring and porcelanosa ceramic tiled walls. 3 piece suite with Lecico sanitaryware, rainhead shower over bath, large mirror and heated chrome towel rail and down lights.





### The Area

Deluna House is located in Ancoats, surrounded by a host of independent businesses including Blossom Street Social and Jane Eyre. You also have the Tesco Express on your door step. And you're only a couple of minutes walk from New Islington Marina which is perfect for a short walk or a meal with tranquil views. The Northern Quarter, as well as Piccadilly Train Station are within a 10-15 minute walk away.

### Lease Information

Length of lease - 247 years remaining.

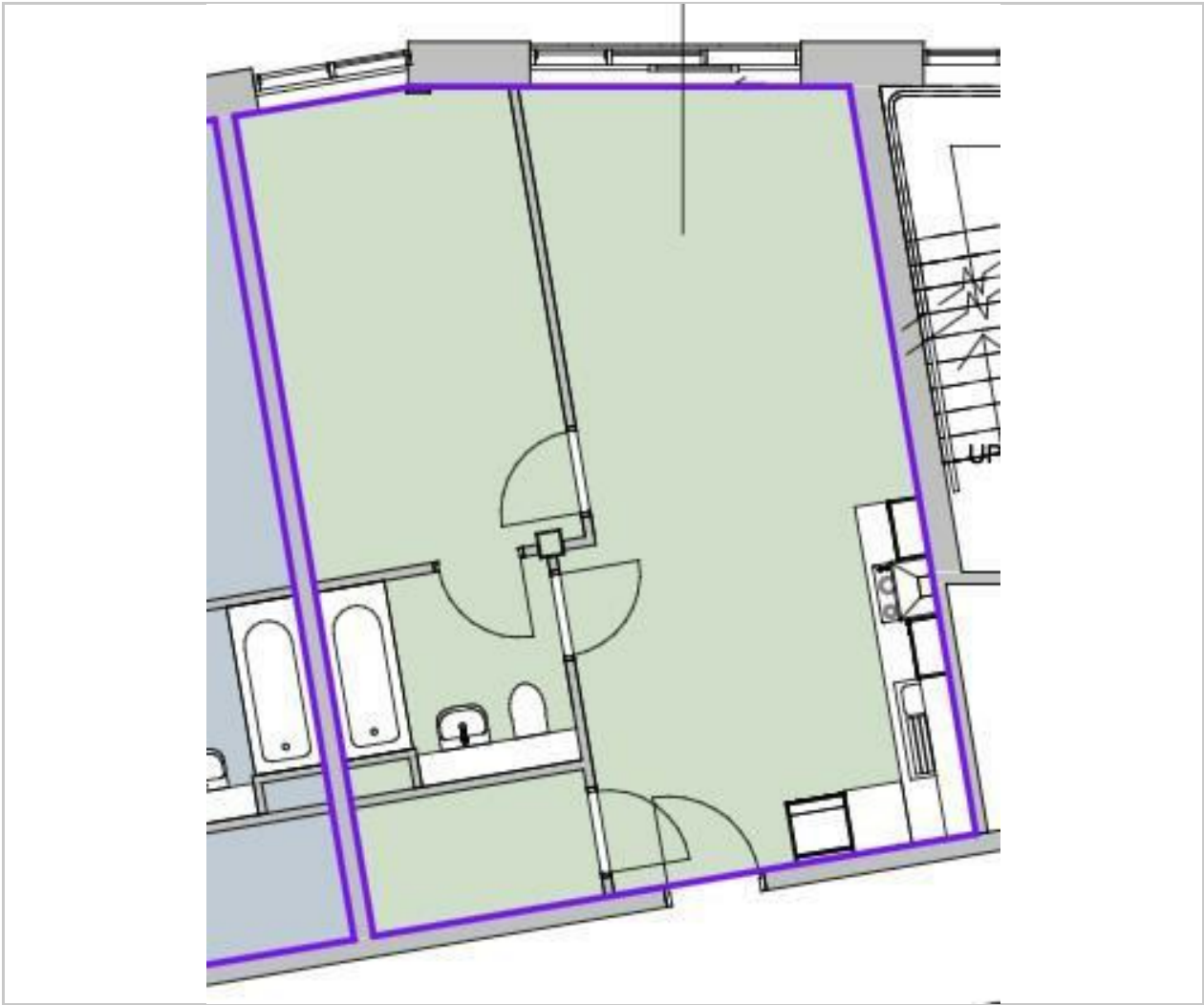
Service charge - £1,425.74 per annum.

Ground rent - Peppercorn.

- One Double Bedroom & One Bathroom
- 538 Sq Ft
- Juliet Balcony
- No Onward Chain
- Ancoats Location
- EPC Rating B
- 4th Floor Apartment
- Completed 2022
- EWS1 Form Available
- Apartment Sold Fully Furnished



Floor Plan

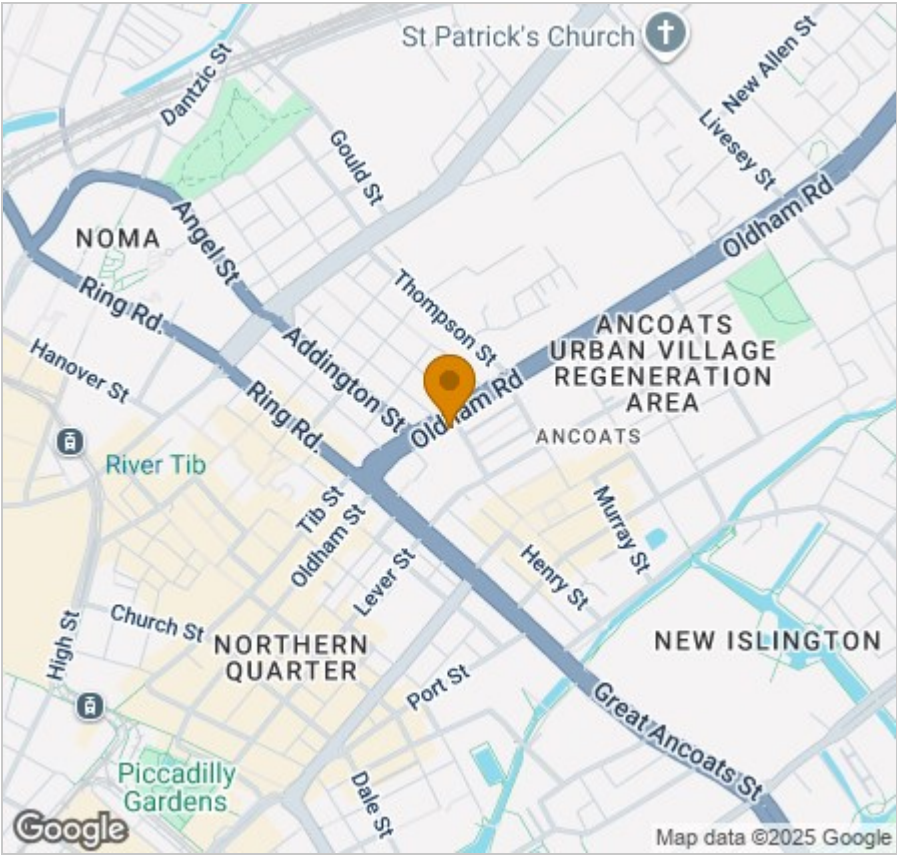


Viewing

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

