



Pickford Street, Manchester

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 **Sell MyHome**TM
.co.uk



- ONE BEDROOM DUPLEX APARTMENT
- MODERN OPEN PLAN LIVING
- LOCATED IN ANCOATS/NEW ISLINGTON
- NORTHERN QUATER/PICCADILLY IS A STONES THROW AWAY
- ALLOCATED PARKING SPACE
- VIRTUAL FREEHOLD - 977 YEARS REMAINING
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- MUST SEE PROPERTY

SellMyHome are proud to present this charming one-bedroom duplex apartment with a dedicated study room and allocated parking space. Located in the highly sought-after MM2 development just off Great Ancoats Street in the vibrant Ancoats/New Islington area.

This dynamic part of Manchester City Centre is renowned for its youthful energy and creative community—perfect for professionals seeking urban living. You'll be within walking distance of some of the city's finest bars, restaurants, and independent coffee shops, with the trendy Northern Quarter and Piccadilly just a stone's throw away. For commuters, excellent transport links are close by, including a 10-minute walk to Piccadilly Train Station and convenient Metrolink access.

The property is thoughtfully arranged over two floors:

On the lower level, you'll find a welcoming entrance hallway, a generously sized double bedroom, a dedicated study area, a modern three-piece bathroom, and a useful storage cupboard—ideal for keeping the space clutter-free.

The upper level boasts a bright and airy open-plan living and dining area, enhanced by floor-to-ceiling windows that flood the space with natural light. The spacious kitchen features select integrated appliances and offers ample room for cooking, storage, and entertaining.

The building has been well-maintained throughout the years, which can be seen throughout the communal areas.

A must-see property for those seeking contemporary city living—contact SellMyHome today to arrange your viewing!

Lease Details:

Tenure: Leasehold

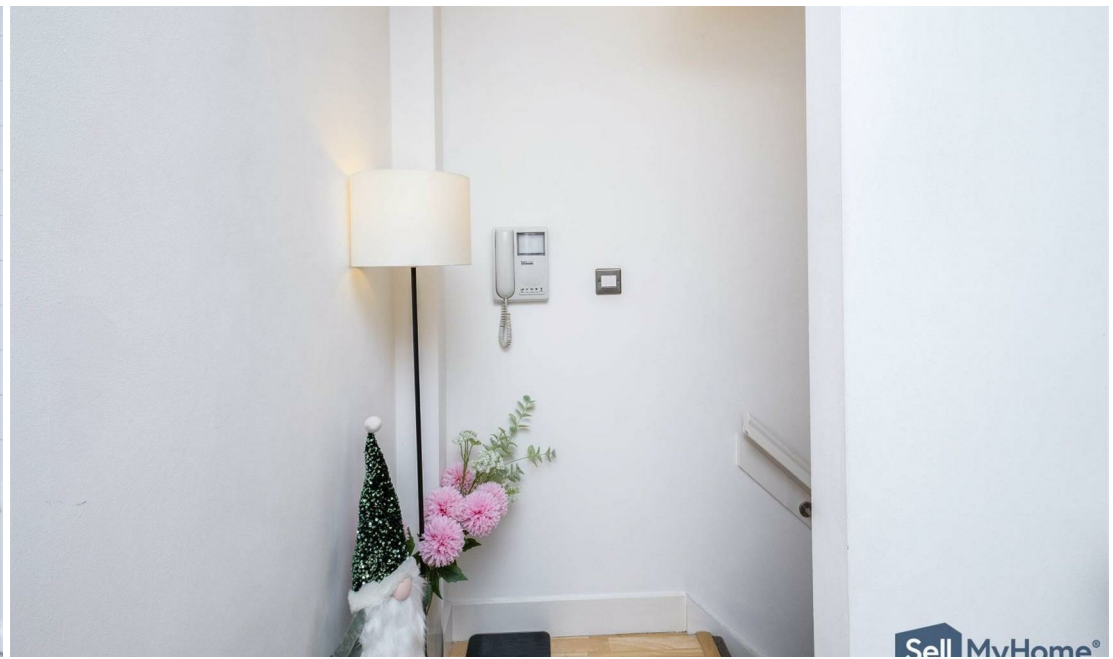
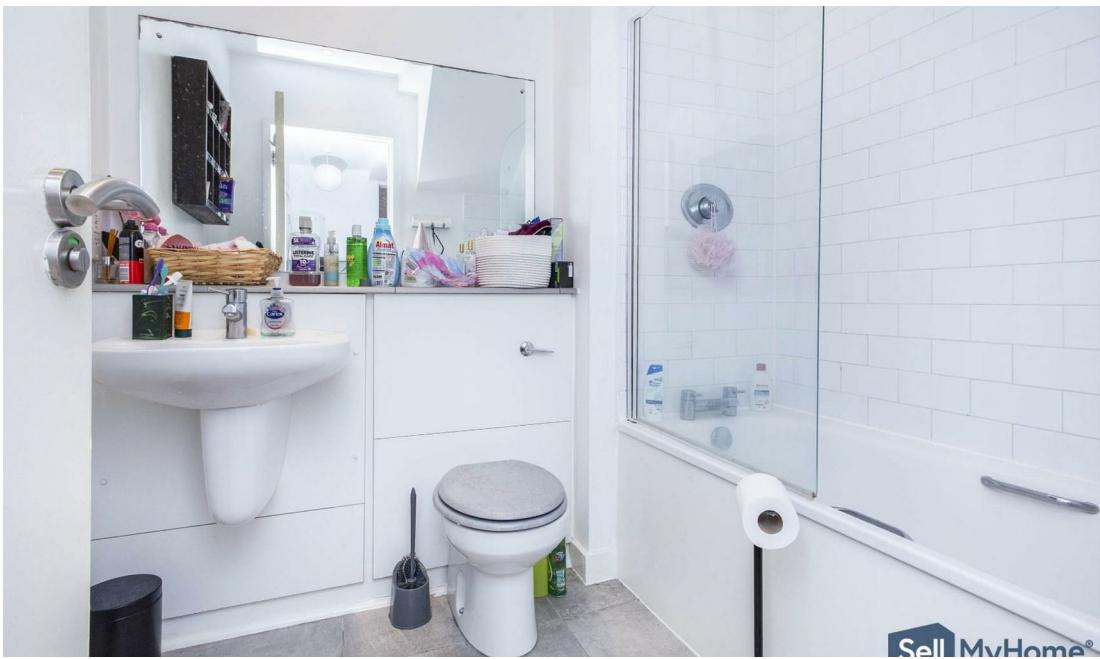
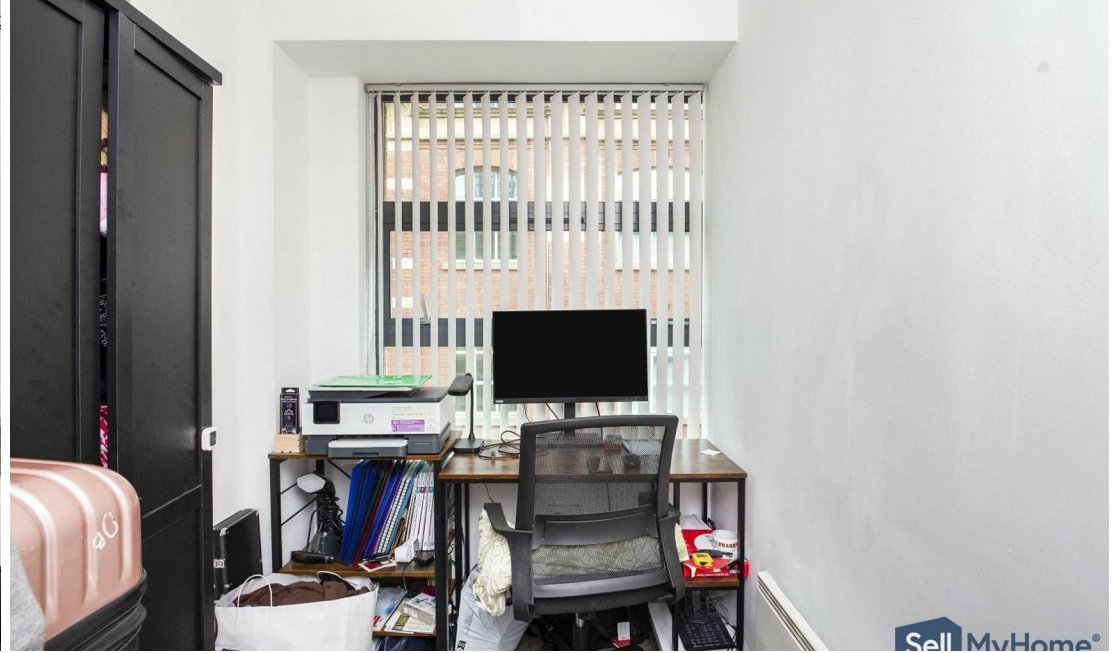
Term Remaining: 977 years left

Service Charge: £2,050 per annum includes ground rent

All details are approximate and should be checked via your solicitors.

Price: £220,000







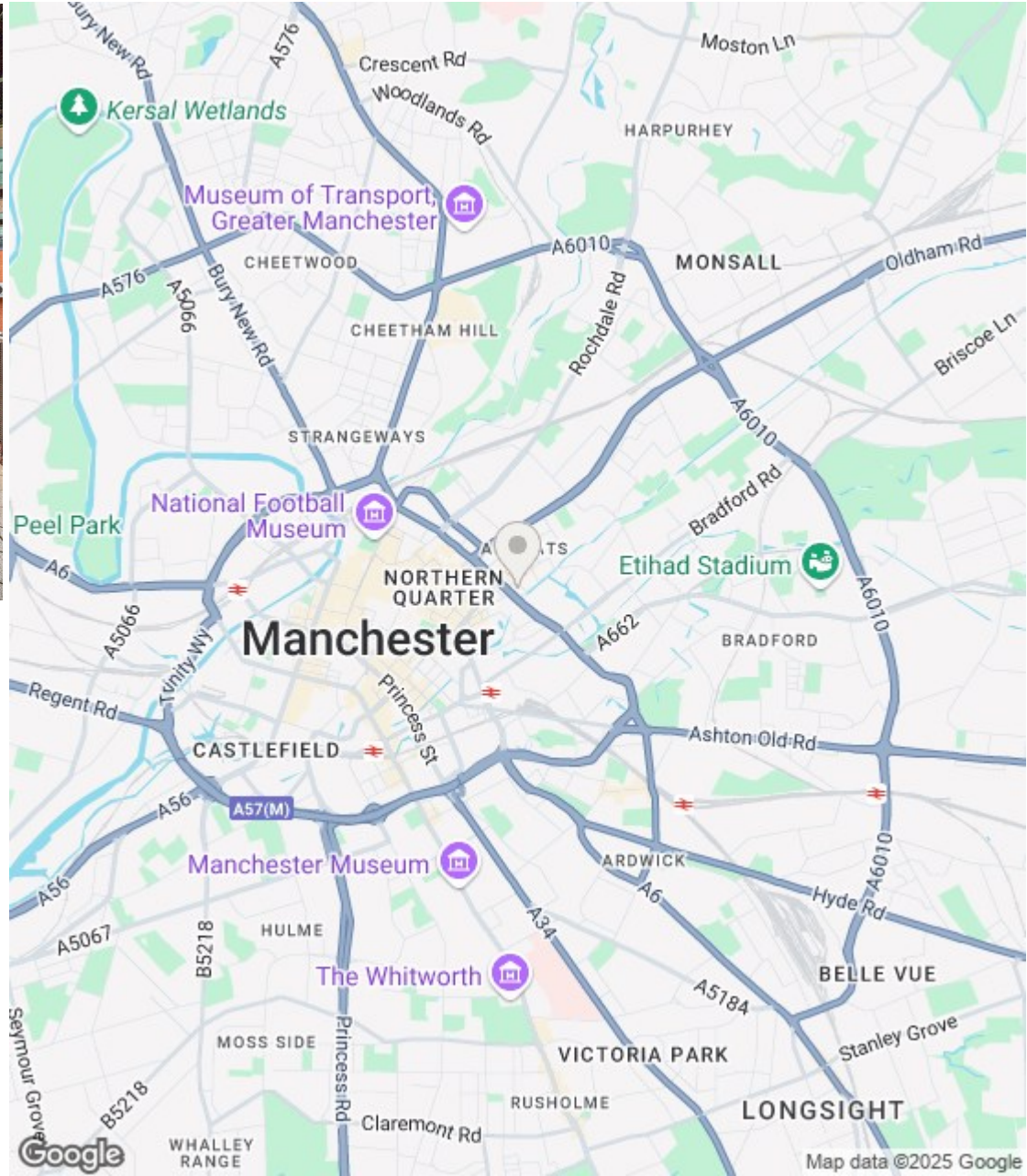
Energy Efficiency Rating

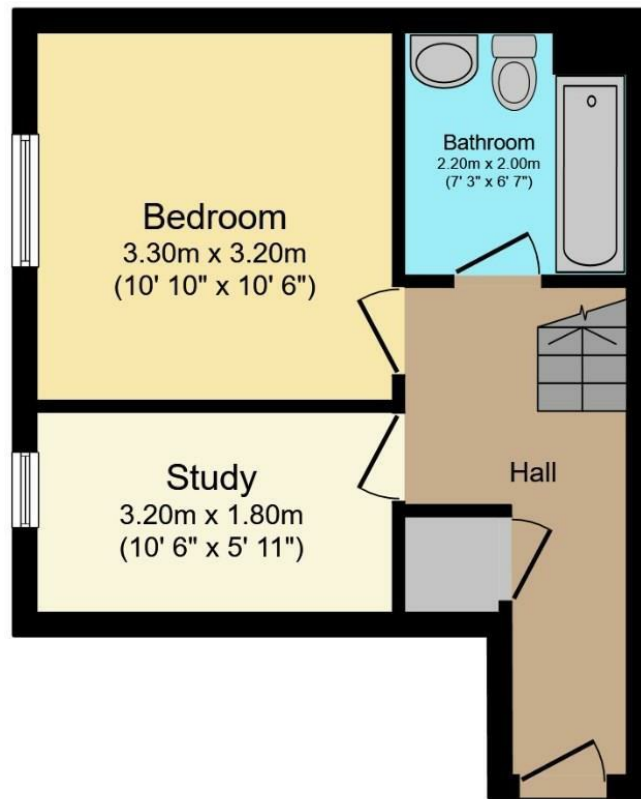
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

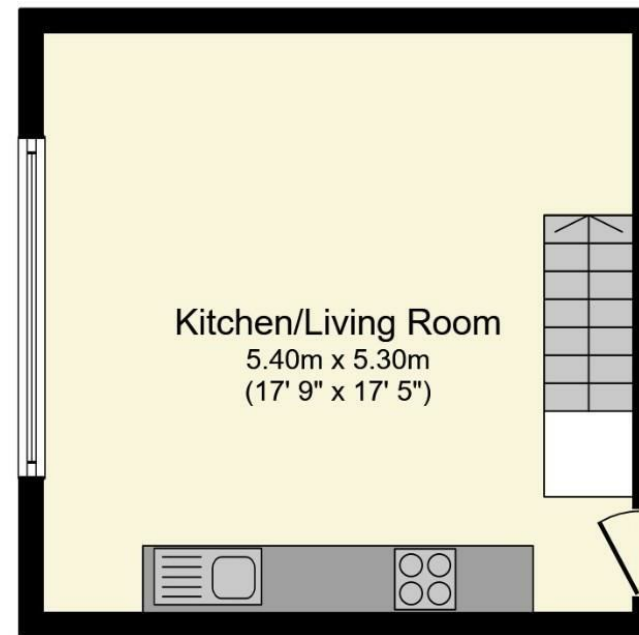
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property
Redress
Scheme





Lower Ground Floor



Ground Floor

Total floor area 56.6 sq.m. (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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