



## **Victoria House, 250 Great Ancoats Street, Manchester, M4 7BT**

**£392 Per Week**

A SELECTION OF BRAND NEW APARTMENT IN VICTORIA HOUSE, 250 GREAT ANCOATS STREET M4

APARTMENTS AVAILABLE ON FLOORS 18, & 21

ALL THE APARTMENTS ARE TWO BEDS & TWO BATHS  
LOCATED 5 MINUTES FROM PICCADILLY STATION  
EXCELLENT VIEWS

RESIDENTS ROOF GDN, GYM, LOUNGE & CO WORKING SPACES AS WELL AS 24 HR CONCIERGE

ALL APARTMENTS ARE FURNISHED  
AVAILABLE NOW

- SELECTION OF 2 BED APARTMENTS
- BRAND NEW FLATS ALL ARE 2 BEDS & 2 BATHS
- APARTMENTS ARE ON FLOORS 18 & 21
- FURNISHED TO A HIGH STANDARD
- AVAILABLE NOW
- VICTORIA HOUSE, 250 GREAT ANCOATS STREET M4
- RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACE
- LOCATED IN THE CENTRE OF MANCHESTER
- 5 MINS WALK TO PICCADILLY STATION
- PRICES FROM £1,700 PER MONTH

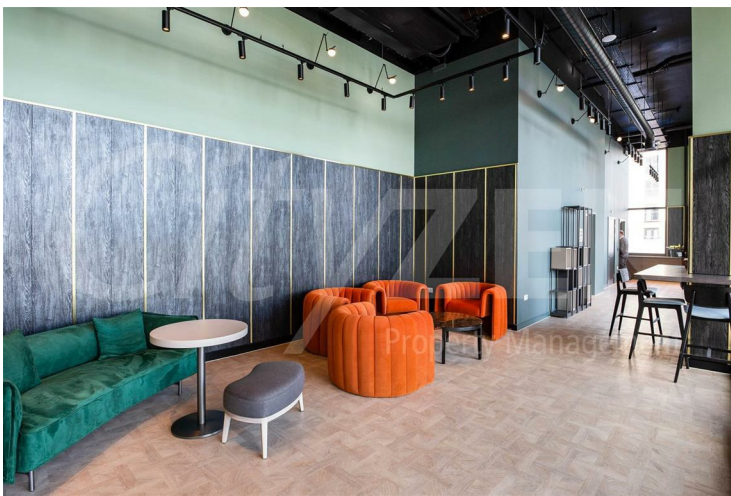
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VICTORIA HOUSE



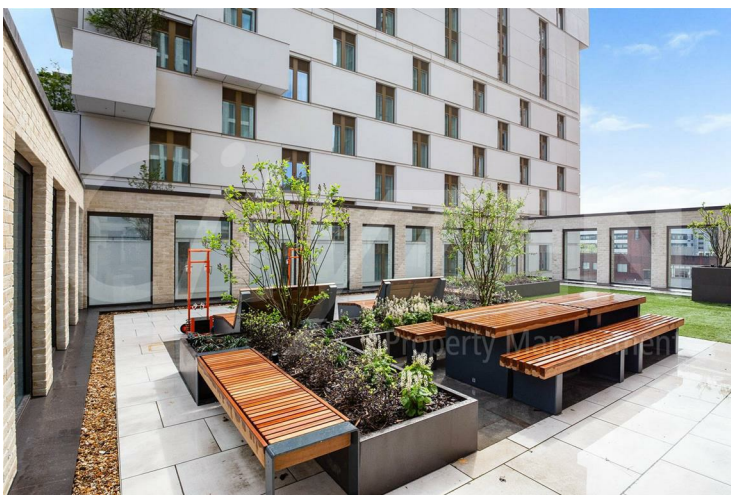
TYPICAL KITCHEN



LOBBY



TYPICAL SHOWER ROOM



ROOF GARDEN

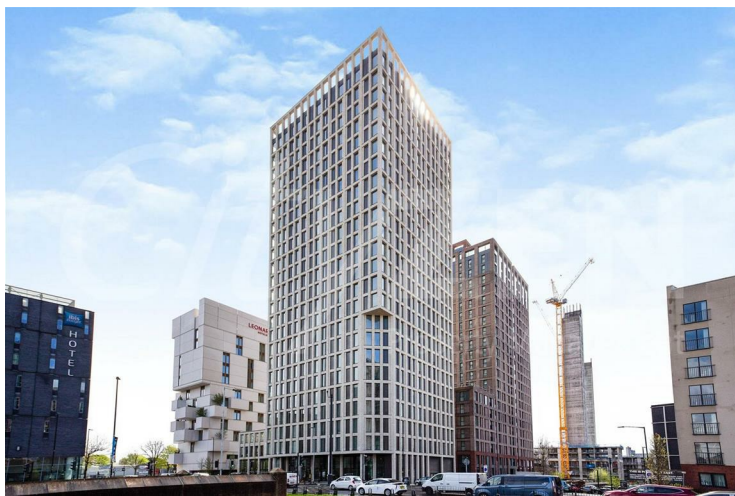


TYPICAL BATHROOM

## Victoria House, 250 Great Ancoats Street, Manchester, M4 7BT



GYM



VICTORIA HOUSE



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.