



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

£346 Per Week

BRAND NEW 5TH FLOOR 2 BED 2 BATH WELL FURNISHED LUXURY APARTMENT IN VICTORIA HOUSE M4

Over 720 square feet of accommodation including a large reception room with floor to ceiling windows, luxury fully fitted kitchen, 2 double bedrooms and 2 bathrooms.

Victoria House is located in the centre of Manchester and only 5 minutes walk to Piccadilly station and residents can enjoy the developments exclusive facilities which include: concierge, roof garden, gym, residents lounges and co working spaces.

AVAILABLE NOW
FURNISHED TO A HIGH STANDARD
PROFESSIONALS OR STUDENTS WELCOME
PET FRIENDLY*

*subject to landlords final approval & building licence requirements

- BRAND NEW APARTMENT
- VICTORIA HOUSE, 250 GREAT ANCOATS STREET
- 5 MINS WALK TO PICCADILLY STATION
- OVER 720 SQUARE FEET
- FURNISHED A VERY HIGH STANDARD
- RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACES
- 5TH FLOOR
- AVAILABLE NOW
- LOCATED IN THE CENTRE OF MANCHESTER
- 2 BEDS & 2 BATHS

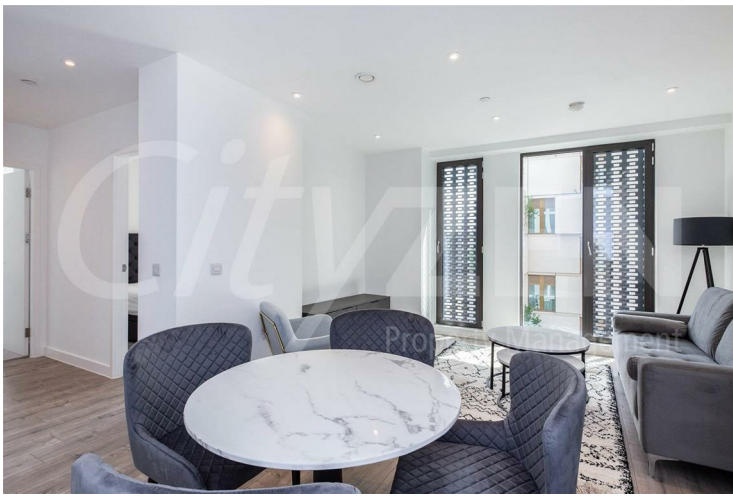
Victoria House, 250 Great Ancoats Street, Manchester, M4 7BT



RECEPTION



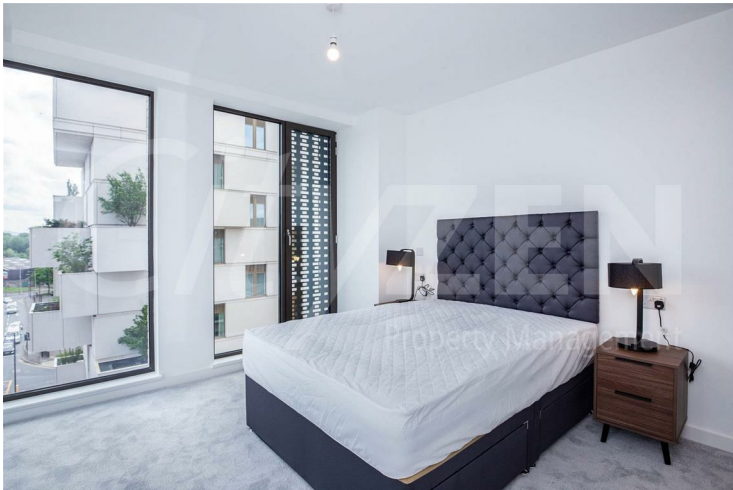
RECEPTION



RECEPTION



BATHROOM

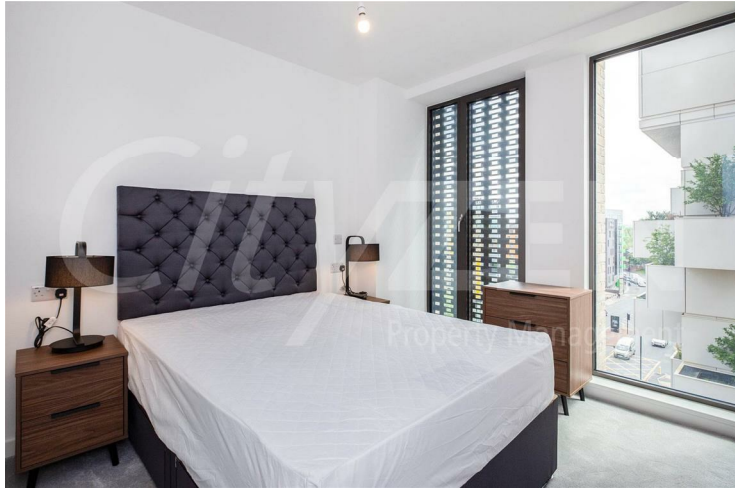


BEDROOM



BATHROOM

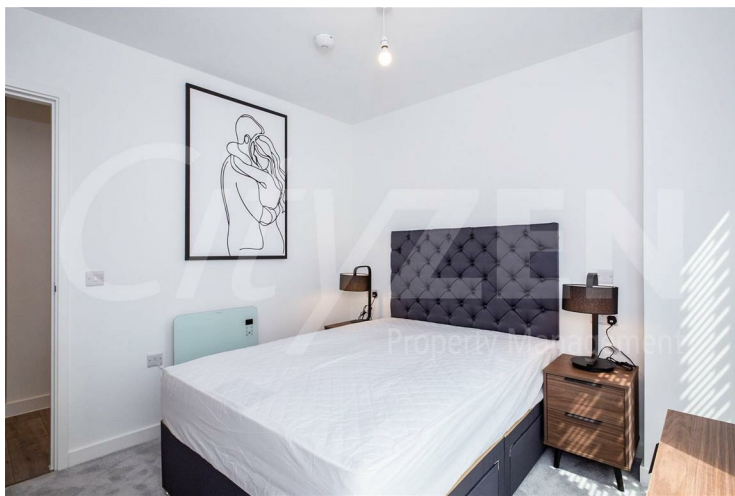
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BEDROOM



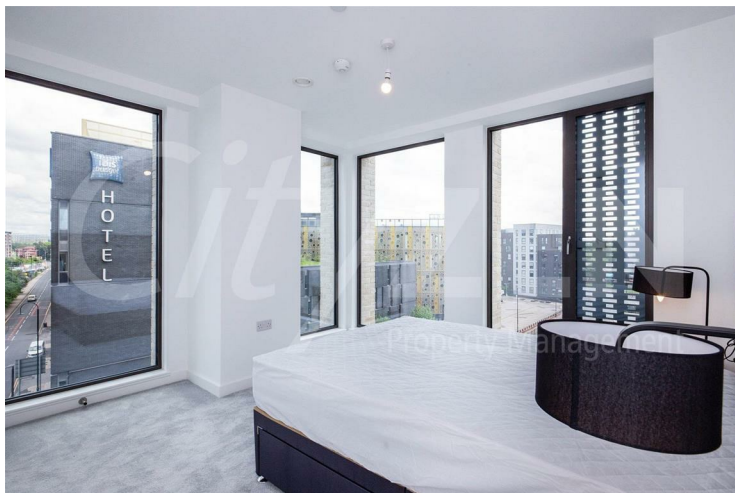
BEDROOM



BEDROOM



BEDROOM



BEDROOM



BEDROOM

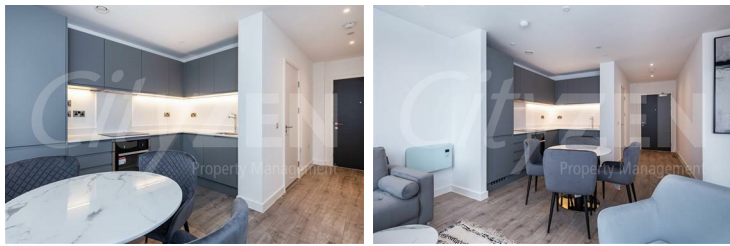
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SHOWER ROOM

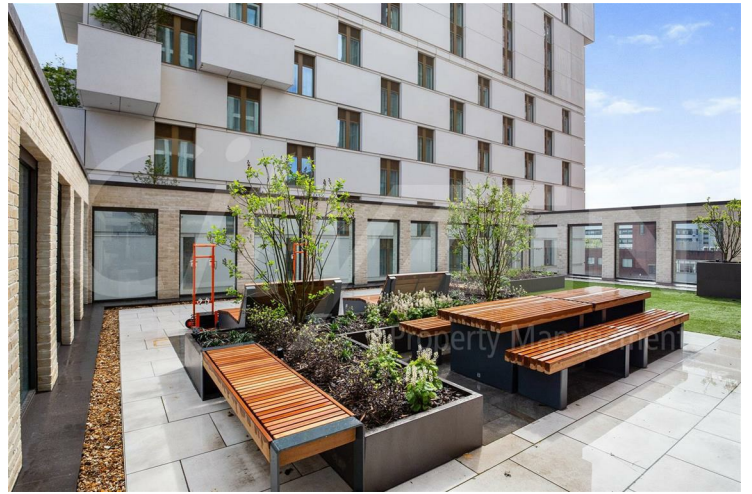


LOBBY



RECEPTION

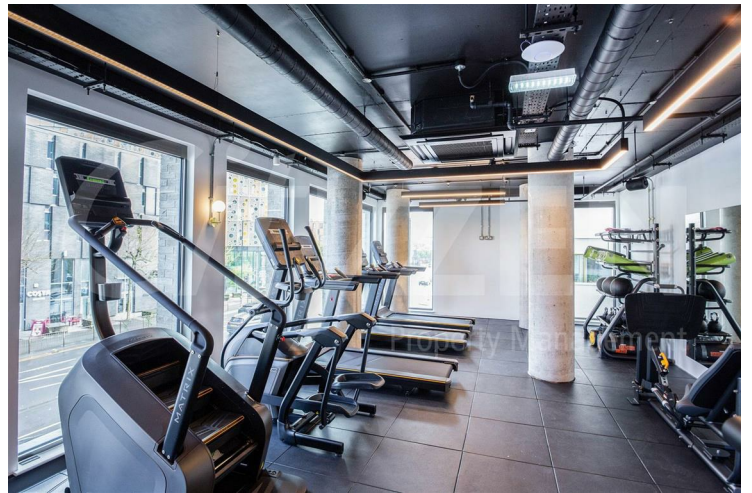
RECEPTION



ROOF TERRACE



RECEPTION



GYM

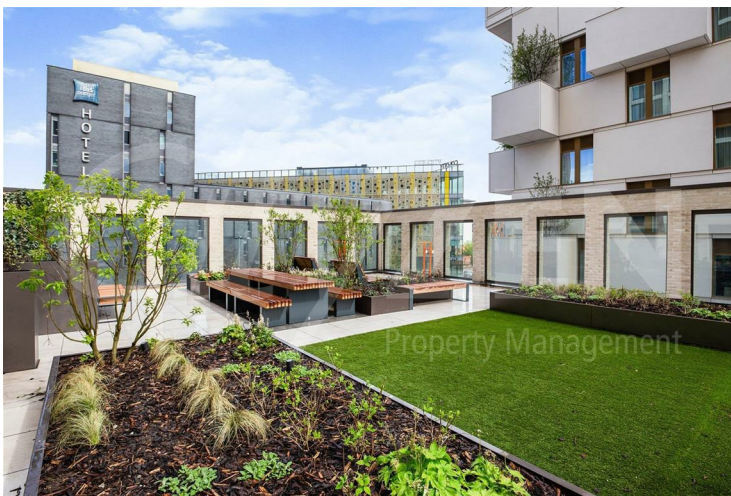
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VICTORIA HOUSE



LOBBY



ROOF GARDEN



ROOF GARDEN



Total floor area 67.0 m² (721 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
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.