



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

**£395 Per Week**

BRAND NEW 18TH FLOOR 2 BED 2 BATH WELL FURNISHED LUXURY APARTMENT IN VICTORIA HOUSE M4 OFFERING STUNNING VIEWS FROM ALL ROOMS.

The spacious accommodation includes a large reception room with floor to ceiling windows, luxury fully fitted kitchen, 2 double bedrooms and 2 bathrooms.

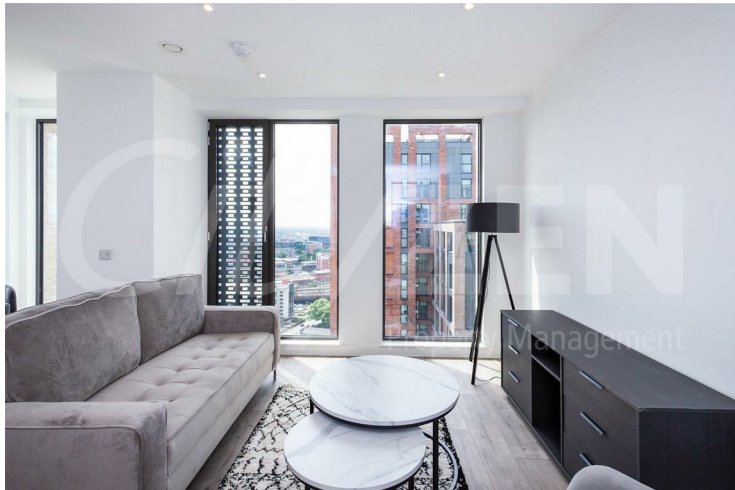
Victoria House is located in the centre of Manchester and only 5 minutes walk to Piccadilly station and residents can enjoy the developments exclusive facilities which include: concierge, roof garden, gym, residents lounges and co working spaces.

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

\*subject to landlords final approval & building licence requirements

- BRAND NEW APARTMENT WITH AMAZING VIEWS
- VICTORIA HOUSE, 250 GREAT ANCOATS STREET
- 5 MINS WALK TO PICCADILLY STATION
- CALL NOW FOR A VIEWING
- FURNISHED TO A VERY HIGH STANDARD
- RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACES
- 18TH FLOOR WITH AMAZING VIEWS FROM ALL ROOMS
- AVAILABLE NOW
- LOCATED IN THE CENTRE OF MANCHESTER
- 2 BEDS & 2 BATHS

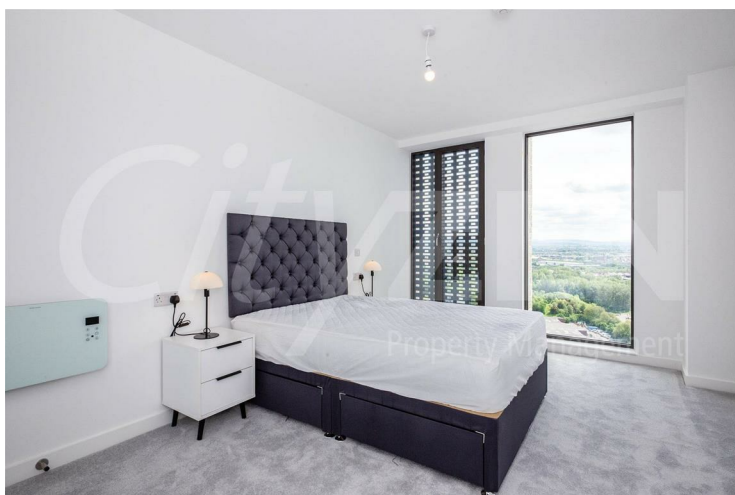
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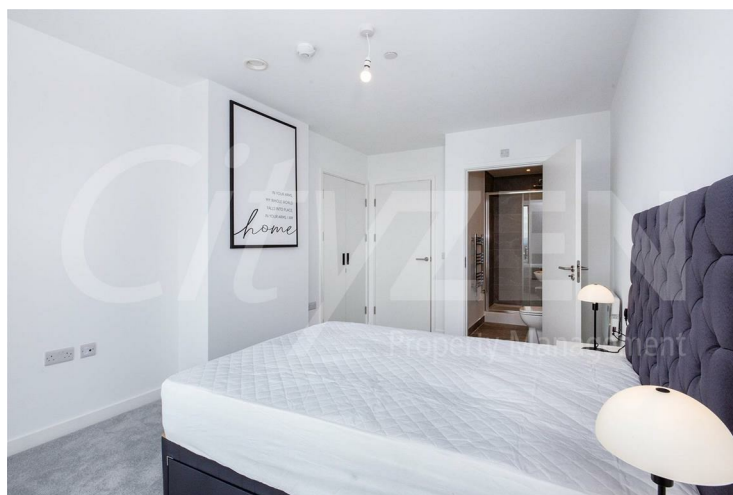
RECEPTION (SIMILAR FLAT)



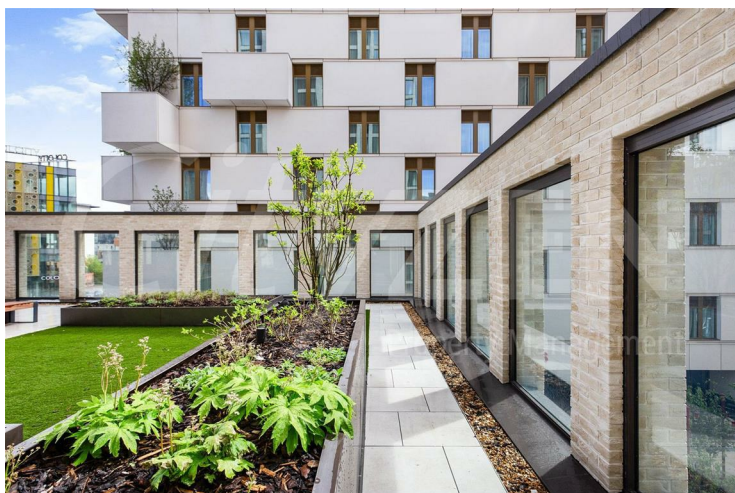
BEDROOM (SIMILAR FLAT)



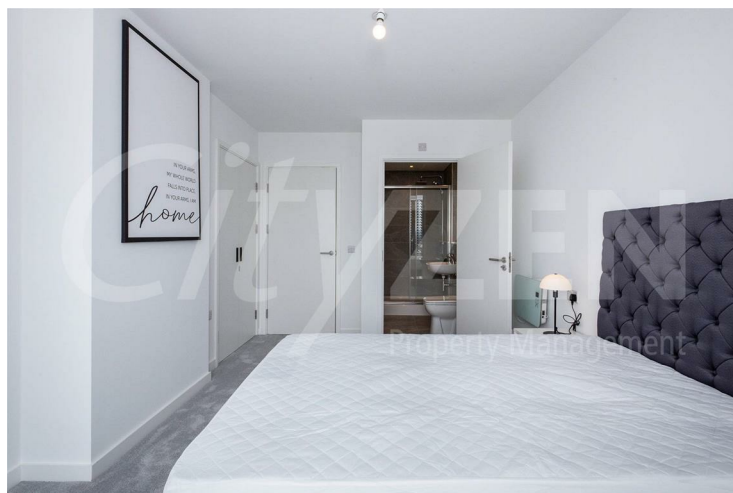
BEDROOM (SIMILAR FLAT)



BEDROOM (SIMILAR FLAT)



ROOF GARDEN



BEDROOM (SIMILAR FLAT)

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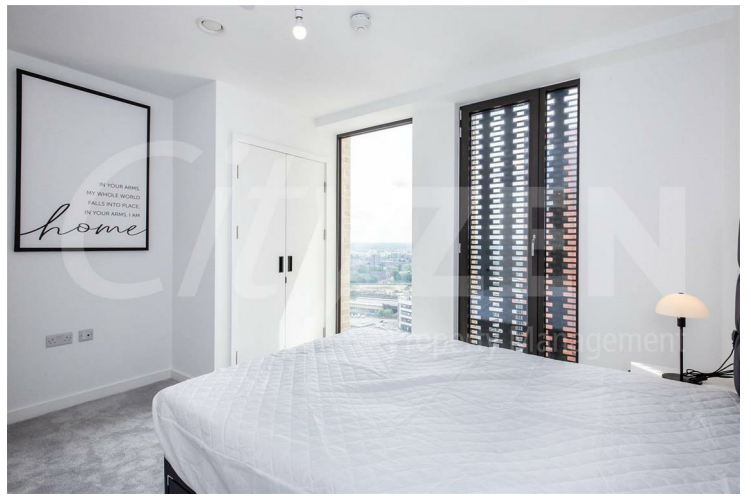
**BEDROOM (SIMILAR FLAT)**



**BEDROOM (SIMILAR FLAT)**



**BATHROOM (SIMILAR FLAT)**



**BEDROOM (SIMILAR FLAT)**



**BEDROOM (SIMILAR FLAT)**



**BATHROOM (SIMILAR FLAT)**

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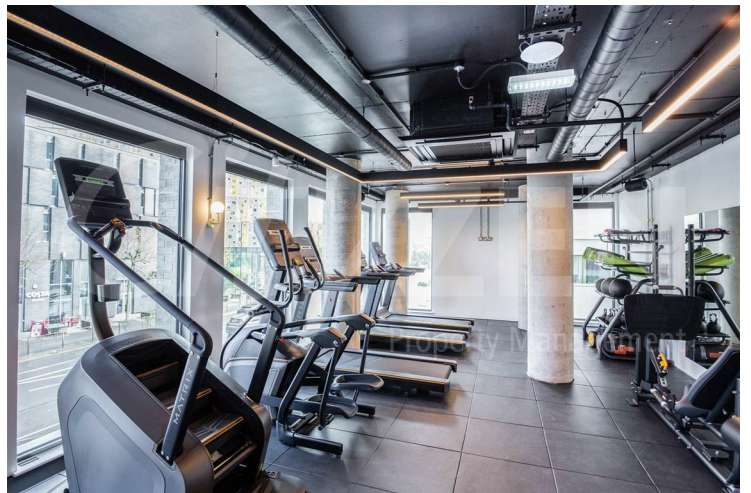
RECEPTION (SIMILAR FLAT)



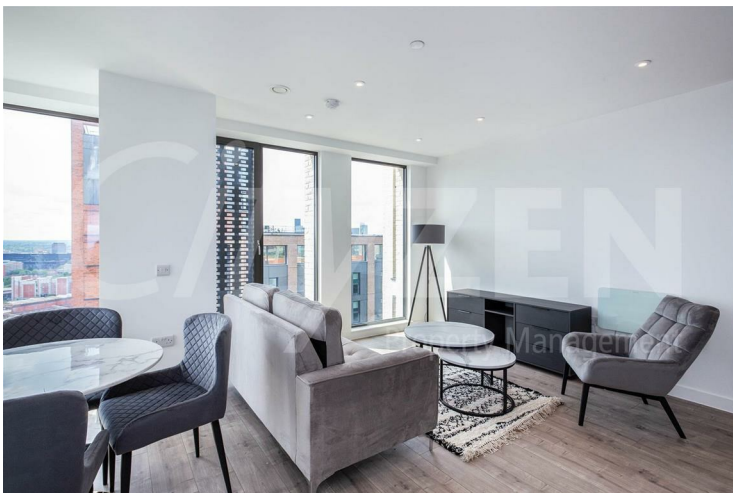
RECEPTION (SIMILAR FLAT)



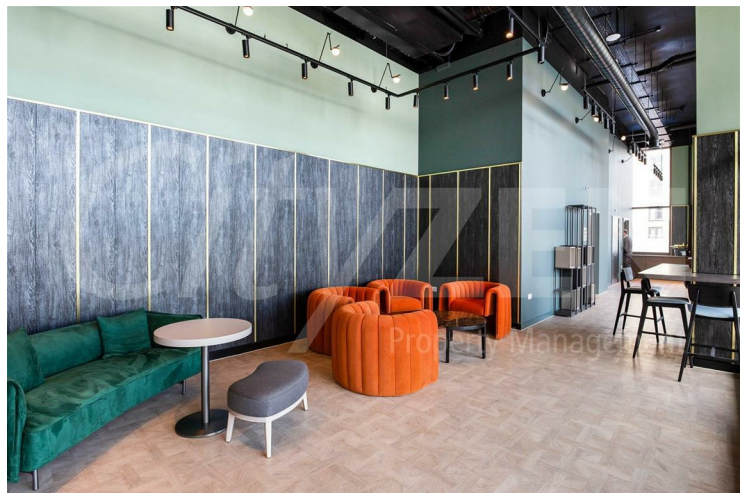
KITCHEN (SIMILAR FLAT)



GYM



RECEPTION (SIMILAR FLAT)



LOBBY

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



VICTORIA HOUSE



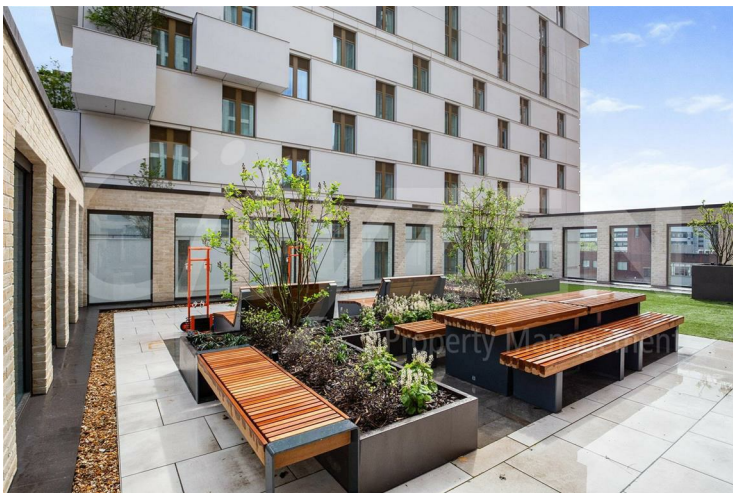
ROOF GARDEN



ROOF GARDEN



LOBBY



ROOF GARDEN



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		
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		
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.