



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

£277 Per Week

BRAND NEW 15TH FLOOR ONE BEDROOM 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, double bedroom and modern bathroom.

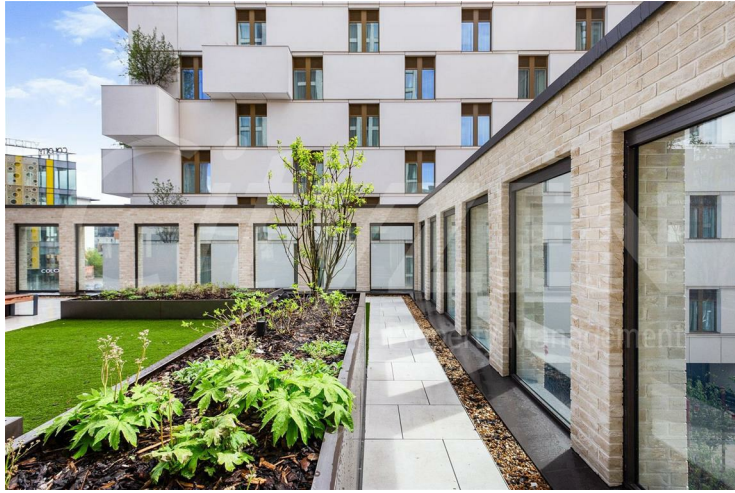
Victoria House is located in the centre of Manchester and only 5 minutes walk to Piccadilly station and residents can enjoy the developments exclusive facilities which include: concierge, roof garden, gym, residents lounges and co working spaces.

CALL NOW FOR A VIEWING
AVAILABLE NOW
WILL BE FURNISHED TO A HIGH STANDARD
PROFESSIONALS OR STUDENTS WELCOME
PET FRIENDLY*

*subject to landlords final approval & building licence requirements

- BRAND NEW APARTMENT
- WILL BE FURNISHED TO A VERY HIGH STANDARD
- AVAILABLE 1ST JULY
- VICTORIA HOUSE, 250 GREAT ANCOATS STREET
- RESIDENTS LOUNGE, GYM, ROOF GDN & CO WORKING SPACES
- LOCATED IN THE CENTRE OF MANCHESTER
- 5 MINS WALK TO PICCADILLY STATION
- 15TH FLOOR WITH GREAT VIEWS
- ONE BEDROOM APARTMENT
- SPACIOUS APARTMENT

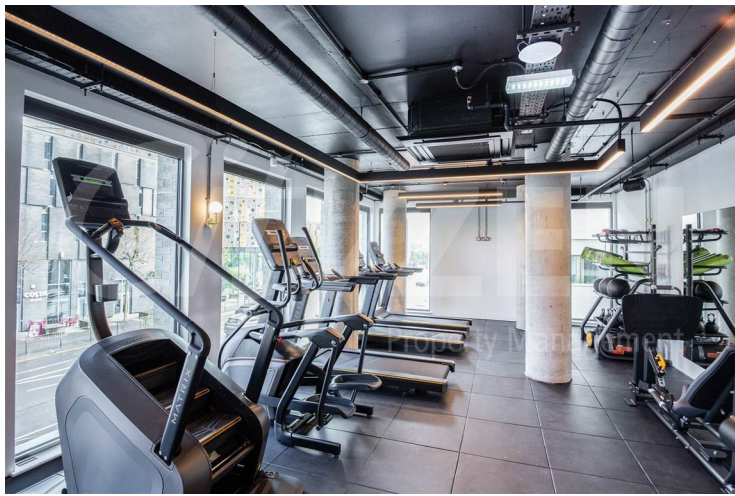
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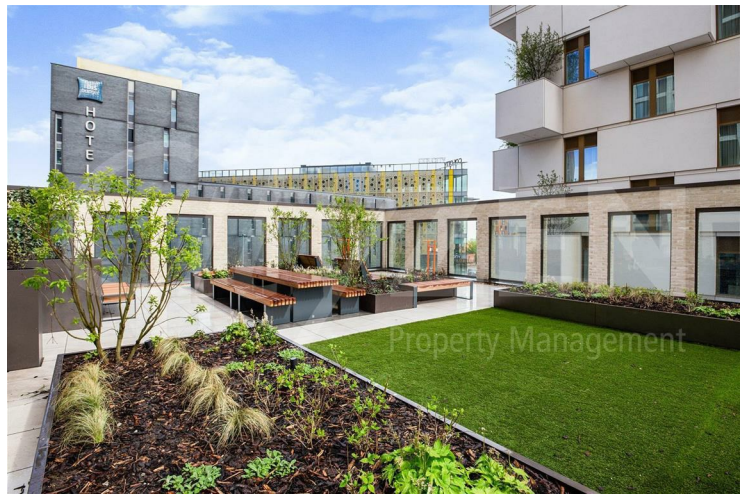
ROOF GARDEN



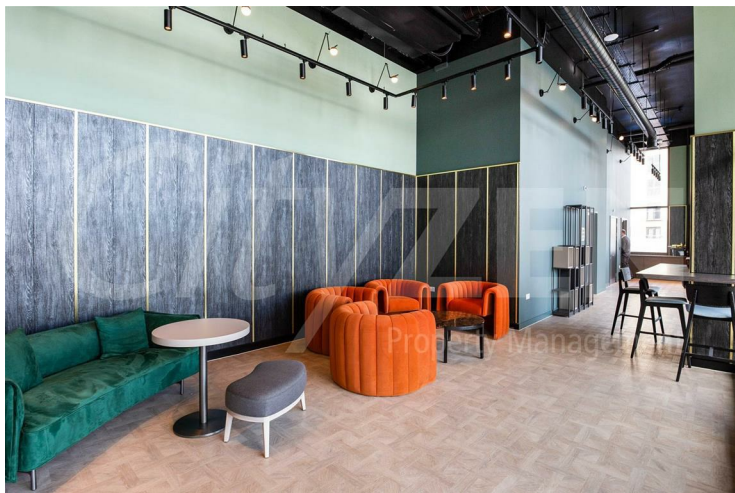
VICTORIA HOUSE



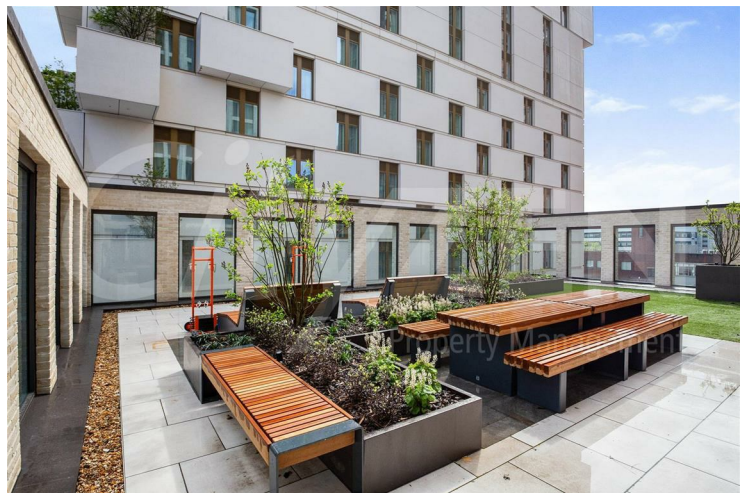
GYM



ROOF GARDEN



LOBBY

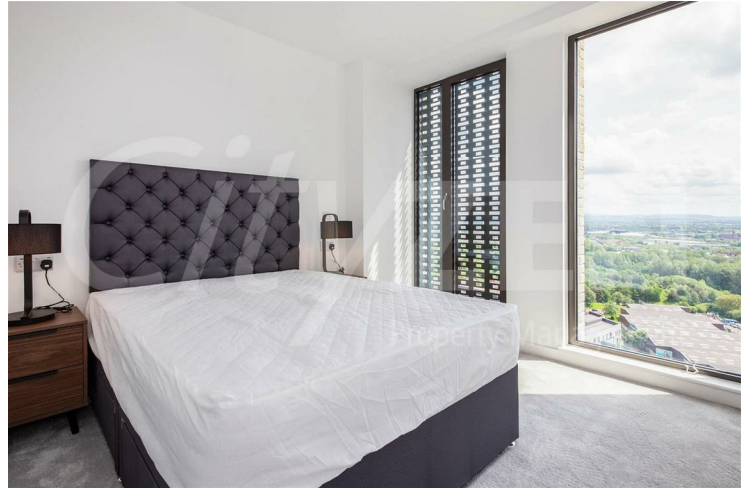


ROOF GARDEN

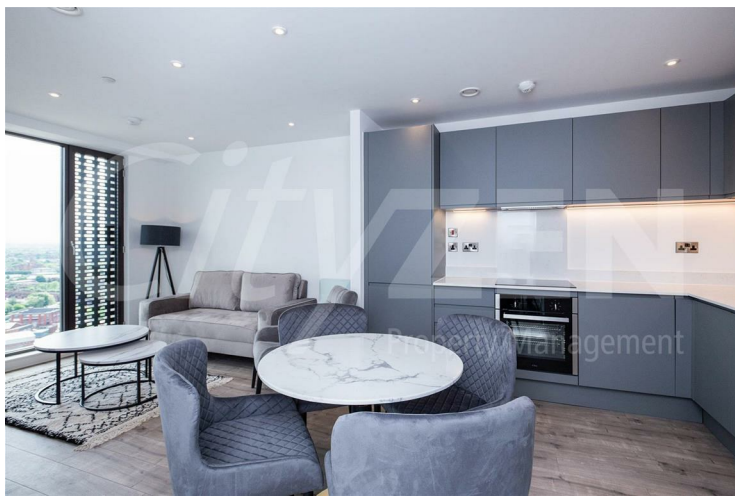
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LOBBY



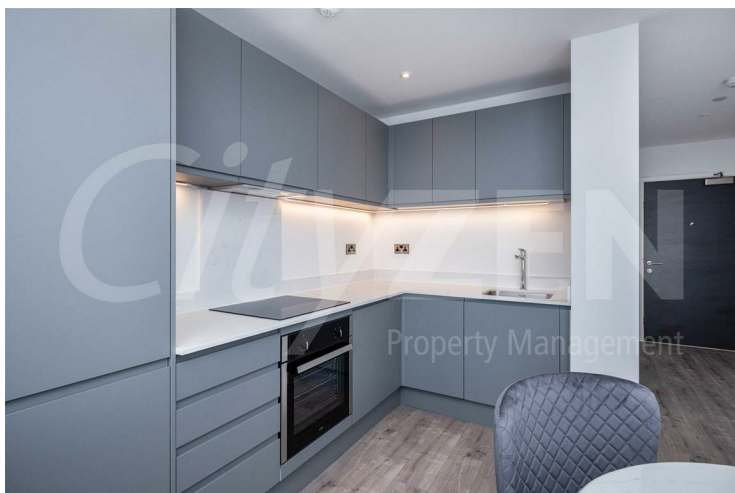
BEDROOM (SIMILAR FLAT)



RECEPTION (SIMILAR FLAT)





BATHROOM (SIMILAR FLAT)



KITCHEN (SIMILAR FLAT)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (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		
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.