



MM2 Building, Pickford Street, Manchester- Offers Over £350,000

Located in the heart of Ancoats, just a short walk from the Northern Quarter, this duplex apartment hosts three spacious double bedrooms. The property has a bright and spacious living/dining area with an open plan kitchen featuring a breakfast bar. There are two, three piece bathrooms and a further ensuite bathroom which can be accessed via the main bedroom. The property also includes one allocated parking space.

Ancoats has become one of the most desirable places to live in Manchester. Hosting a number of Manchester's best reviewed restaurants along with a recently Michelin starred restaurant too. It's a beautiful area, seamlessly blending historic mills, cobbled streets and canals with tasteful new build developments. Ancoats is within easy walking distance to Piccadilly and Victoria Train station, Shudehill and Piccadilly Gardens bus interchange and numerous Metrolink stops meaning public transport is an option everywhere. Ancoats also sits next to the inner city ring road giving great access to motorway links out of the city centre.

- Three Bedrooms
- Duplex Apartment
- Secure Gated Allocated Parking
- Large Balcony
- Three Bathrooms
- Open Plan Living and Kitchen Area
- Located in Ancoats
- A short walk from New Islington Marina

GENERAL

Rental Yield: 6.86% (based on an estimated rental income of £2000pcm)
 Service Charge: £3040 per annum
 Ground Rent: Peppercorn
 Lease: 999 years from 01/01/2002
 Floor Area: 1209 sq.ft approx (112.3 sq.m)
 Council Tax Band: D
 Management Company: Zenith
 The property is currently tenanted on a rolling contract

OPEN PLAN LIVING AREA

Double glazed, floor to ceiling windows with sliding door leading onto the balcony, laminate flooring, wall mounted heater, phone/TV point, ceiling lights and wall lights.

KITCHEN

Open plan to living area, the kitchen comprises wall and base units, space for fridge/freezer, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, access to a storage cupboard with plumbing for a washing machine and spotlights.

BEDROOM 1

Double glazed windows, laminate flooring, ceiling lights and entrance to the ensuite.

ENSUITE

Accessed via bedroom 1, the ensuite comprises of a large shower cubicle, WC, sink with mixer tap, partially tiled walls, laminate flooring and ceiling light.

BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling lights.

BEDROOM 3

Double glazed window, carpeted flooring, wall mounted heater and ceiling lights.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor, access to storage cupboard housing the boiler and spotlights.

ADDITIONAL BATHROOM

A three piece bathroom comprising shower cubicle, WC, sink with mixer tap, heated towel rail, partially tiled walls, laminate flooring, extractor and spotlights.

BALCONY

Accessed via the living room, is a large balcony which also has access to a fire door.

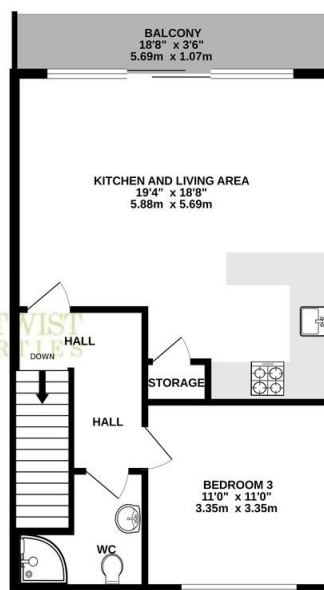
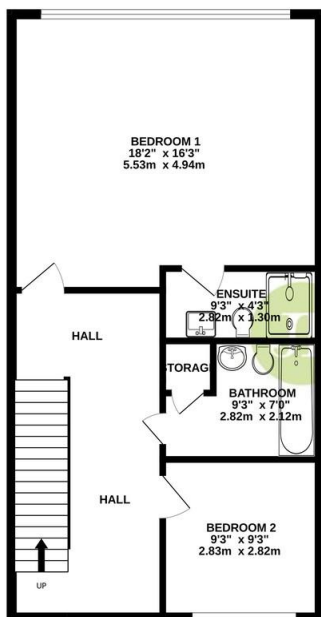
PARKING

This apartment benefits from one, secure, underground parking space.



FIRST FLOOR
643 sq.ft. (59.8 sq.m.) approx.

SECOND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1209 sq.ft. (112.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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