



Apt 7 MM2, Pickford Street, Ancoats, Manchester, M4 5BS

Welcome to this beautifully presented flat located on the second floor of a charming building on Pickford Street, in the heart of Manchester. This delightful property boasts two spacious bedrooms, making it an ideal choice for professionals, couples, or small families seeking a comfortable living space in a vibrant urban setting.

As you enter the flat, you are greeted by a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The upgraded kitchen and bathroom features modern fixtures and finishes, ensuring a stylish and functional space for your daily routines. Additionally, the master bedroom includes a convenient dressing area, providing ample storage and a touch of luxury to your living experience.

Guide Price £310,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Additional Information

Service charges - £2,735 per annum

Lease - 977 Remaining

Ground rent - Peppercorn

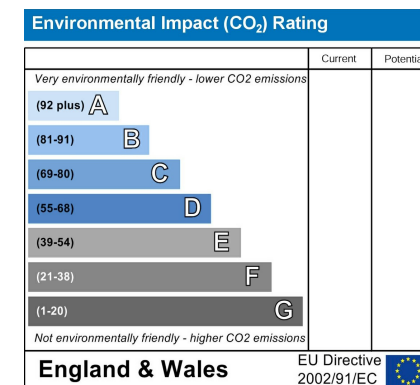
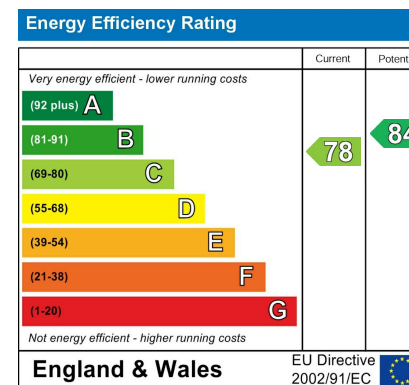
Managing agents - Zenith

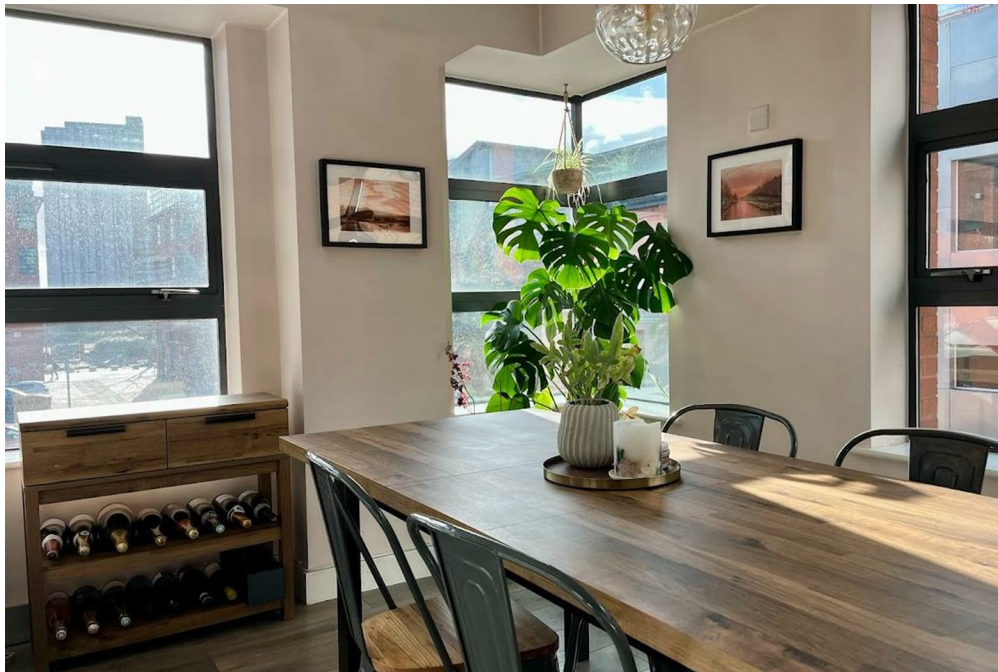
The Property

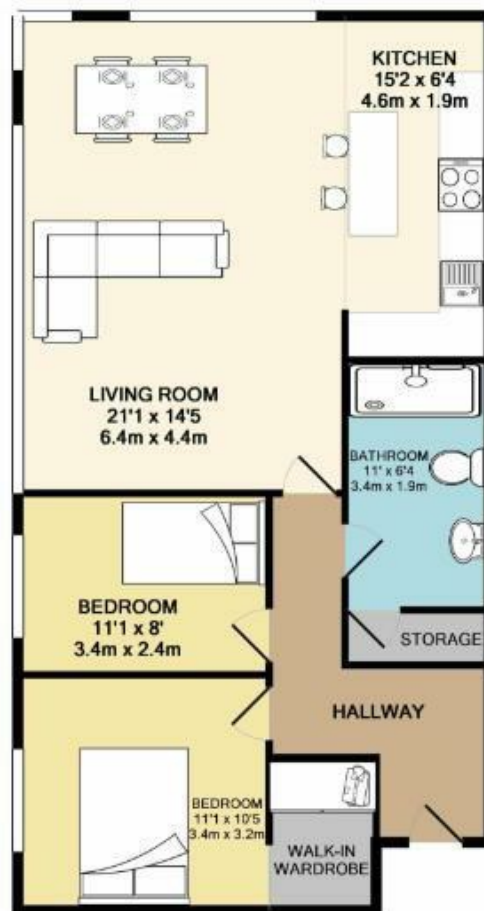
One of the standout features of this property is its central location, placing you within easy reach of Manchester's diverse array of shops, restaurants, and cultural attractions. Whether you are looking to explore the city's rich history or enjoy its lively nightlife, everything you need is just a stone's throw away.

For those with a vehicle, the flat also includes secure underground parking for one car, a valuable asset in such a bustling area. This property truly offers a perfect blend of comfort, convenience, and style, making it an excellent opportunity for anyone looking to embrace city living in Manchester. Don't miss your chance to make this lovely flat your new home.

*POTENTIAL RENTAL INCOME - £1,600 PCM - 6%
YIELD*







TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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