



Apt 2305 Victoria House, 250 Great Ancoats Street, Manchester, M4 7BU

Welcome to Victoria House, an exquisite apartment located at 250 Great Ancoats Street in the vibrant city of Manchester. This splendid residence boasts a well-designed layout over two floors featuring three bedrooms, spacious living/kitchen and an upper level study/chill out area that serves as the perfect space for relaxation. A truly remarkable duplex penthouse apartment with what can be only described of having breath taking and remarkable views from the huge private rooftop terrace. Victoria House by internationally renowned developer Salboy is a vibrant new development in the heart of Manchester. Designed by Simpson Haugh Architects.

Offers In Excess Of £650,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

About The Property

Victoria House is situated in a prime location, offering easy access to the bustling amenities of Manchester. Residents can enjoy a variety of shops, restaurants, and cultural attractions just a stone's throw away. The area is well-connected by public transport, making it an ideal choice for those who commute or wish to explore the city.

The apartment comprises three generously sized bedrooms, providing ample space for families or individuals seeking a comfortable living environment. Each bedroom is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, the property includes two modern bathrooms, thoughtfully appointed to cater to the needs of its residents with both style and convenience.

Entrance Hall

Impressive hallway with wooden and glass staircase to the upper level, deep storage cupboard housing hot water and ventilation system. Access to bedrooms two, three, bathroom and double doors to-

Living/Kitchen

23'1" x 17'7"

This amazing corner aspect room has an abundance of light with floor to ceiling

windows, opening door with vented mesh. The kitchen has high gloss wall and base units with integral appliances, fridge, freezer, oven, hob, extractor hood, dishwasher and washer dryer. The additional island offers further workspace and storage. The views from this room and the whole apartment are spectacular.

Bedroom Two

14'1" x 11'10"

Two floor to ceiling windows with opening door to the vented mesh. Built in wardrobe and electric heater.

Bedroom Three

13'8" x 10'9"

Two floor to ceiling windows with opening door to the vented mesh. Built in wardrobe and electric heater.

Bathroom

7'9" x 5'7"

Luxurious bathroom with tiled walls and floor, wash hand basin, w.c and shower over the bath, chrome heated rail, electric shaver point and fitted mirror.

Upper Floor

Glass and wooden staircase leads to the upper level

Study/Chill Out Room

15'8" x 11'5" max

This area is an ideal workplace or just a space to chill and relax whilst taking in the sights beyond. Fully glazed looking onto the roof terrace with double doors leading out. Door the master bedroom.

Master Bedroom

10'11" x 11'4"

Glazed windows overlooking the terrace, built in wardrobe, access to the corridor and -

En-Suite

7'1" 3'11"

Walk in shower cubicle, wash hand basin and w.c. Tiled floor and fitted mirror unit.

Roof Terrace

This amazing roof terrace has stunning views over the City, Ancoats, the Etihad and beyond. A perfect place to relax from the bustle and hussle of the city, watch the every changing skyline and the weather of this great region.

Amenities

There is a concierge service from 7am-7pm. 24 hour secure parcel collection point and relaxing lobby area. Include facilities include a 2nd floor fully equipped gym and 1st floor outdoor lounge area.

Additional Information

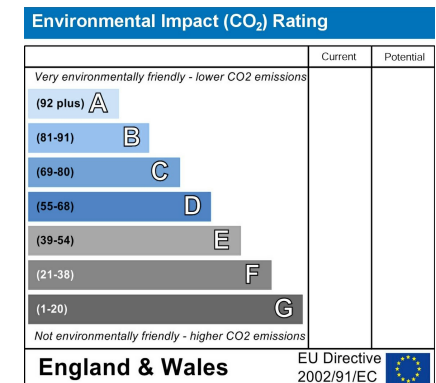
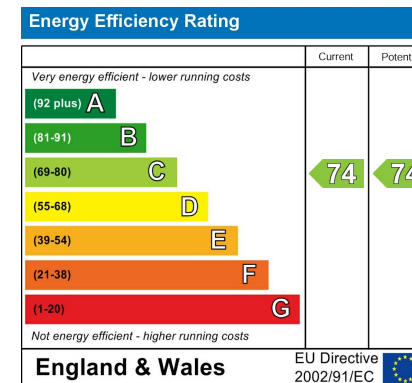
Lease 250 years from 2024

Ground Rent Peppercorn

Service Charges £5,834.96

Agents Note

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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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