



Nuovo Apartments, Great Ancoats Street, Manchester, M4 5AH

- Large One Bedroom Apartment
- South Facing
- Luxury Bathroom With Shower Over Bath
- Large Open Plan Living Area
- Fully Fitted Kitchen
- Ancoats Location

Price £198,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb one bedroom, south facing apartment in Nuovo, located in the heart of Manchester's Ancoats and Northern Quarter districts. The property briefly comprises; large open plan living area, fitted kitchen, large double bedroom and luxury bathroom with shower over bath. The property also boasts great storage and is furnished to a very high standard. Piccadilly station is also just a stones throw away.

The property also makes a great investment opportunity, current occupied on a rolling AST, current rental valuation is £1150 pcm

Satisfactory EWS1 in place.

Building Service Charge: £2249.96 per year

Ground Rent: £375.10 per annum

Leasehold 239 years remaining

Council Tax Band B: £1404.52 - Manchester City Council [Prices correct as of 2021/2022 - please always refer to the council website]

Building Management Agents are Urban Bubble

Living Room

Bathroom 5'6" (1.68m) x 9'1" (2.77m)

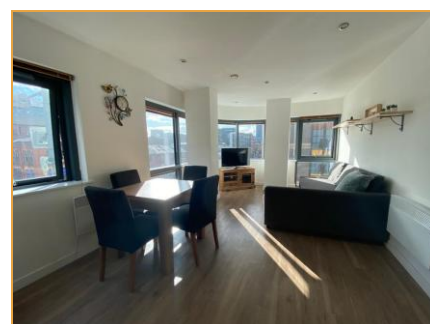
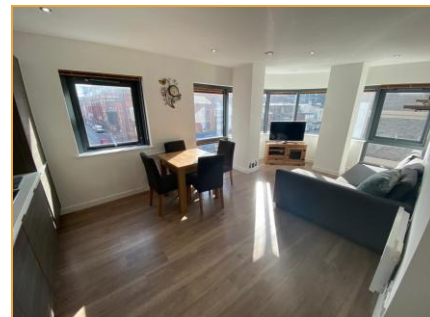
Bedroom 11'2" (3.4m) x 13'2" (4.01m)


Ground rent

£375.10 per annum

Service Charge

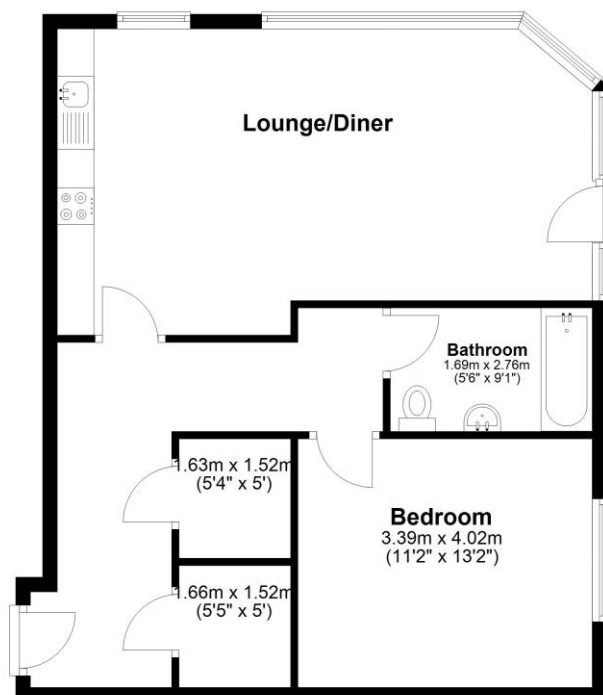
£2,249.96 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	82	86
(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 	

Ground Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.0 sq. feet)

Apartment 202 Nuovo Apartments