



310 NUOVO 59 GREAT ANCOATS STREET GREATER MANCHESTER, M4 5AH

£235,000
LEASEHOLD

Welcome to this stunning apartment located in the vibrant and popular Ancoats area, right in the heart of Manchester's City Centre. This modern property boasts a high standard fully fitted kitchen, a spacious living area, a luxury bathroom, and two large double bedrooms - perfect for a comfortable and stylish living experience.

Situated close to the town centre and Piccadilly train station, this apartment offers convenience and easy access to all the amenities and transport links you could need. The modern property age ensures that you will enjoy all the comforts of contemporary living in a bustling city environment.

This apartment is not just a great place to live but also a fantastic investment opportunity, with an estimated yield that promises a lucrative return. The building itself is modern and high-spec, with great communal areas that add to the overall appeal of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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