



## 7 DERROS BUILDINGS 2 GEORGE LEIGH STREET MANCHESTER, M4 5AL

£220,000  
LEASEHOLD

Nestled in the charming Derros Buildings on George Leigh Street, this modern apartment offers a delightful blend of contemporary living and historical character. Built in 1899, the property has been thoughtfully designed to provide a comfortable and stylish home, perfect for those seeking a vibrant urban lifestyle.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is ideal for both relaxation and entertaining, allowing you to host friends and family with ease. The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The natural light that floods through the windows enhances the warm and welcoming atmosphere throughout the property.

The bathroom is modern and well-appointed, providing a serene space to unwind after a long day. The apartment's layout has been carefully considered to maximise space and functionality, making

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TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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