



NQ4, Bengal Street, Manchester
Offers In Excess Of £185,000

Ascend
Built on higher standards

NQ4, Bengal Street, Manchester

This well presented two bedroom apartment is located in the highly sought after NQ4 development in the heart of Ancoats, Manchester, a vibrant area renowned for its rich history and character. Perfectly positioned for first time buyers and investors alike, the property offers an open-plan living and kitchen space, ideal for modern living and entertaining!

Currently tenanted at £1,100 per calendar month (April 2025), this apartment provides an excellent investment opportunity. The development is within easy reach of Manchester city centre, ensuring convenient access to a variety of amenities, dining options, and transport links, making it perfect for professionals and those seeking a lively, well-connected location.

With its blend of contemporary design and historic charm, this apartment presents a fantastic opportunity in one of Manchester's most desirable areas. Don't miss out!

Marketing images have been used for advertising purposes. Fixtures and fittings will vary.

The below information has been provided by the current leaseholder:

Leasehold

Lease: 250 years from 2010

Service Charge: £1,618.88

Ground Rent: £330pa. Review in line with RPI

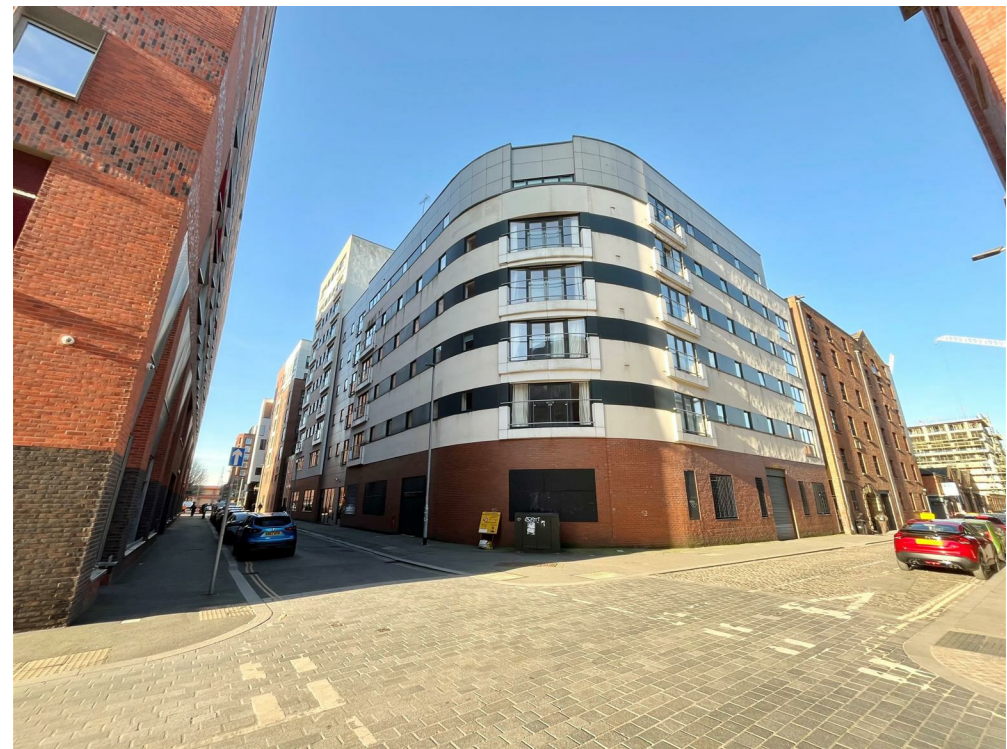
Council Tax Band: C (Manchester)

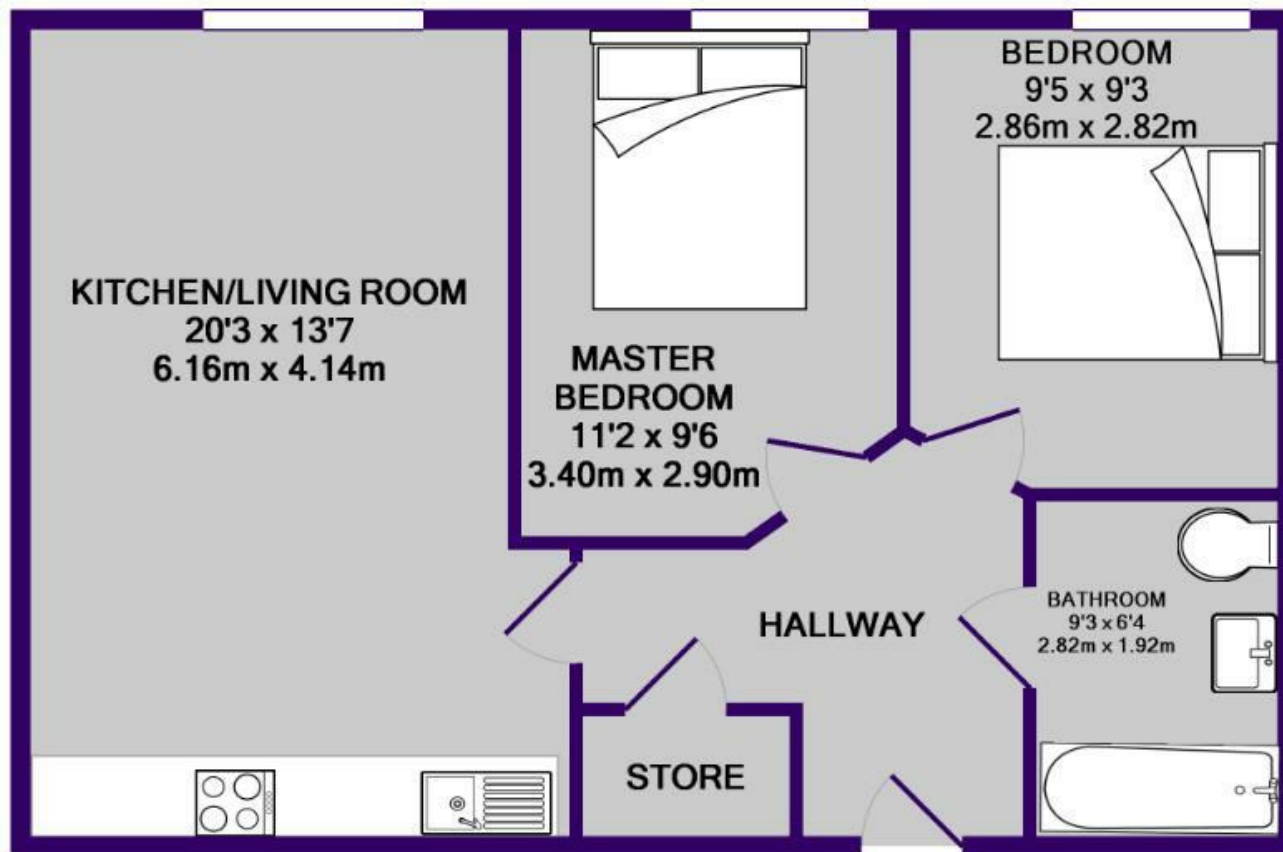
EPC: C

100% ownership

*The property DOES NOT come with parking

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.





TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.2 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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