



Apartment 309 Nuovo, Great Ancoats Street, £220,000 - M4 FALL



**** SECURE UNDERGROUND PARKING SPACE INCLUDED ** EWS1 FORM AVAILABLE WITH B1 RATING **** This spacious and immaculately presented apartment is located on the third floor of a modern purpose built development overlooking Great Ancoats Street in a prime city centre location. The position of this popular building has Italian connections and is part of the Ancoats Urban Village regeneration scheme which offers a wide selection of cosmopolitan bars, restaurants and shops. Nuovo is a short walk from the Northern Quarter, another vibrant region of the city and within easy reach of Piccadilly train station, New Islington Marina and the main retail district. The property will be sold as seen and the well maintained accommodation briefly comprises; entrance hallway with large storage cupboard, open plan living room, modern fitted kitchen with integrated appliances, double bedroom and stylish bathroom suite. EPC rating (B) Council tax band (B)



- Spacious One Bedroom Apartment
- Secure Underground Parking Space Included
- Impressive Communal Atrium with Glass Roof
- EWS1 Form with B1 Rating
- Walking Distance to Piccadilly & Northern Quarter
- Third Floor Position
- Ancoats Location
- Sold As Seen
- Sold with Vacant Possession
- Well Presented Accommodation