



207 NUOVO 59 GREAT ANCOATS STREET MANCHESTER, M4 5AH

£200,000
LEASEHOLD

Located in the vibrant Northern Quarter of Nuovo, this modern apartment offers a perfect blend of comfort and convenience. With one well-appointed reception room, this space is ideal for both relaxation and entertaining. The bedroom is designed to provide a peaceful retreat, while the bathroom features contemporary fittings that enhance the overall appeal of the property.

One of the standout features of this apartment is the secure underground parking, ensuring that your vehicle is safe and easily accessible. This is a significant advantage in a bustling area like the Northern Quarter, where parking can often be a challenge.

The property is currently tenanted until April 2026, making it an excellent opportunity for investors looking to add to their portfolio. The presence of an EWS1 form further assures potential buyers of the building's safety and compliance with current regulations.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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