



RESIDE

MANCHESTER

206 Mount Yard 2 Old Mount Street
Manchester, M4 4GP

Asking Price £330,000



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Mount Yard is a modern residential development on the edge of Angel Meadow.

Built beside one of the city centre's largest green spaces, it offers contemporary apartments overlooking landscaped parkland while placing residents within walking distance of Manchester city centre, the Northern Quarter and Victoria Station.

The development forms part of the wider regeneration of Angel Meadow, an area that has transformed from one of Victorian Manchester's most impoverished districts into a thriving residential neighbourhood.

We are pleased to present this stunning two-bedroom, two-bathroom apartment, situated on the second floor and benefiting from a spacious balcony overlooking the park.

Residents enjoy a 24-hour concierge service, secure cycle storage, and access to a range of premium amenities at MeadowSide, including a residents' lounge, gym, yoga studio and communal terrace.

Contact Reside on 0161 837 2840 to book a viewing.

The Tour

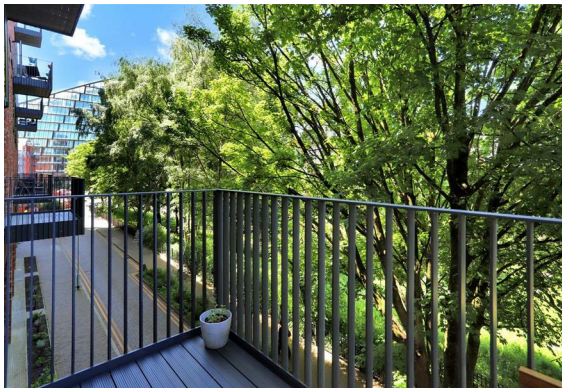
Apartment 206 is located on the second floor and benefits from a secure video entry system and a solid-core entrance door with multipoint locking for added peace of mind. The apartment also includes useful storage space.

Living/Kitchen Area: The spacious open-plan living area has been thoughtfully designed to maximise light and space, with vinyl plank flooring throughout. Full-height feature windows and direct access to a private balcony create a bright and welcoming atmosphere. The kitchen features contemporary handleless base and wall units with soft-closing hinges and a full-height splash back. A durable solid-surface worktop complements the stainless-steel sink with chrome mixer tap. Integrated appliances include an electric oven, hob with extractor hood, dishwasher, and fridge/freezer, with concealed LED lighting beneath wall units. A freestanding washer-dryer is neatly housed within a utility cupboard.

Bedrooms: The bedrooms feature soft fitted carpeting and contemporary finishes throughout. Each bedroom benefits from double electrical sockets with integrated USB charging points, together with dedicated TV points.

Bathroom: The main bathroom is finished to a high specification, comprising a contemporary white steel enamel bath with an overhead fitted shower and glass screen. The suite includes a white ceramic WC with concealed cistern and a stylish white ceramic wash hand basin with chrome mixer tap. Additional features include a heated towel rail, recessed LED spot lighting, a shaver point, and a mirror with integrated lighting. Floors are fully tiled, with partially tiled walls.

Ensuite: The ensuite offers a sleek and modern design, featuring a walk-in shower with a glazed screen and chrome shower fittings. The room also includes a white ceramic WC with concealed cistern and a matching wash hand basin with chrome mixer tap. A heated towel rail, recessed LED spotlighting, illuminated mirror, shaver point, fully tiled floors and partially tiled walls.





The Area

Mount Yard enjoys an excellent location on the doorstep of Manchester city centre, with the vibrant Northern Quarter, Ancoats and NOMA all within easy walking distance. Residents are spoiled for choice with an array of independent cafés, restaurants, bars and shops nearby, including the popular Cutting Room Square and the Northern Quarter. The area is home to a diverse selection of venues ranging from casual brunch spots and artisan coffee shops to award-winning restaurants and cocktail bars, while everyday conveniences such as supermarkets, gyms and transport links are all close at hand. Manchester Victoria Station is just a short walk away, providing excellent connectivity across the city and beyond.

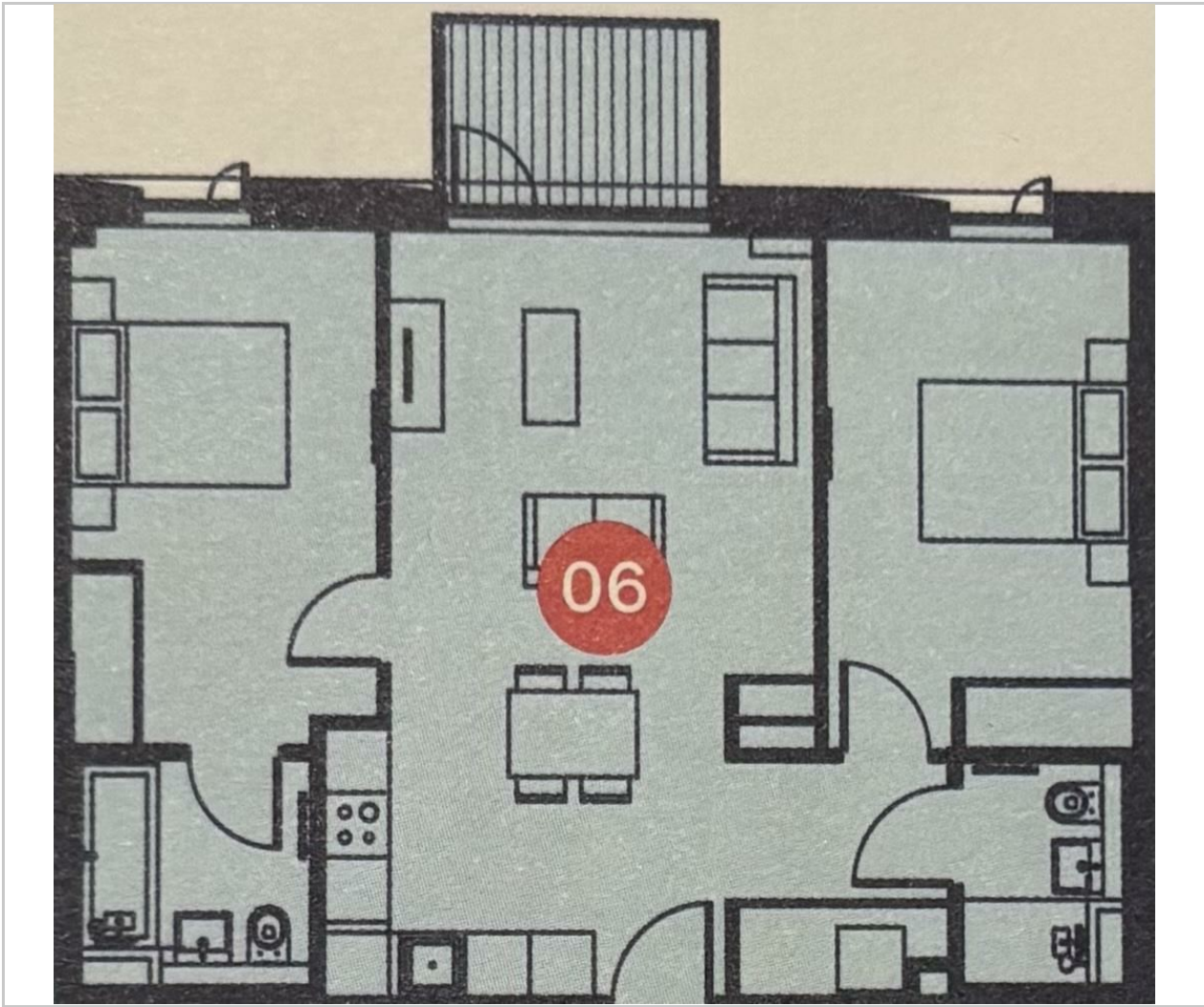
Lease Information

Lease: 250 years from 2021.
Service charge: £3,200 per annum.
Park Charge Fee: £100 per annum.
Ground rent: £225 per annum.

- Two Double Bedrooms
- Two Bathrooms
- Spacious Balcony
- Angel Meadow Park View
- 24 Hour Concierge Service
- EPC Rating B
- Use of Amenities Including Gym & Terrace
- Secure Bike Storage
- Minutes From Victoria Train Station
- EWS1 Form Available



Floor Plan

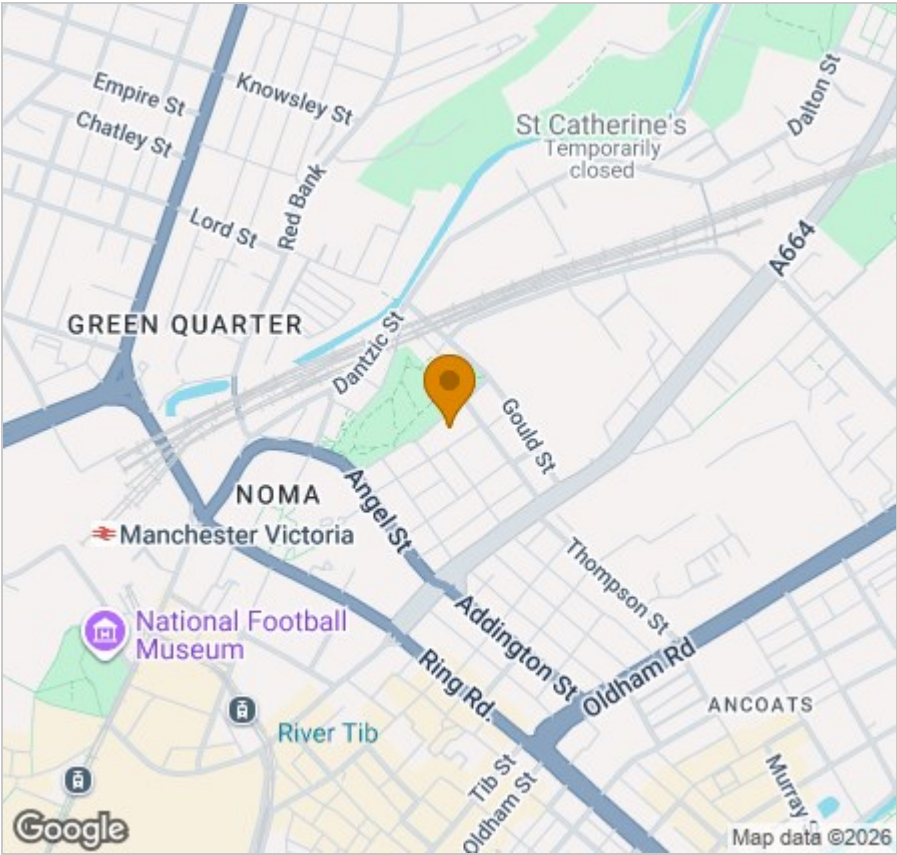


Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

