

RESIDE
MANCHESTER



6 The Lightwell 12 St. Anns Square
Manchester, M2 7HW

Asking Price £345,000



6 The Lightwell 12 St. Anns

Square

Manchester, M2 7HW

A beautifully presented two-bedroom apartment located in The Lightwell, St Ann's Square – one of Manchester's most sought-after addresses.

This stylish apartment offers a perfect blend of contemporary design and high-quality finishes throughout. The bright and spacious open-plan living area features large windows that fill the space with natural light, alongside a modern fitted kitchen with integrated appliances.

Situated in the heart of the city centre, The Lightwell is just moments from Deansgate, the Royal Exchange Theatre, and Manchester Arndale, placing the very best of shopping, dining, and entertainment right on your doorstep.

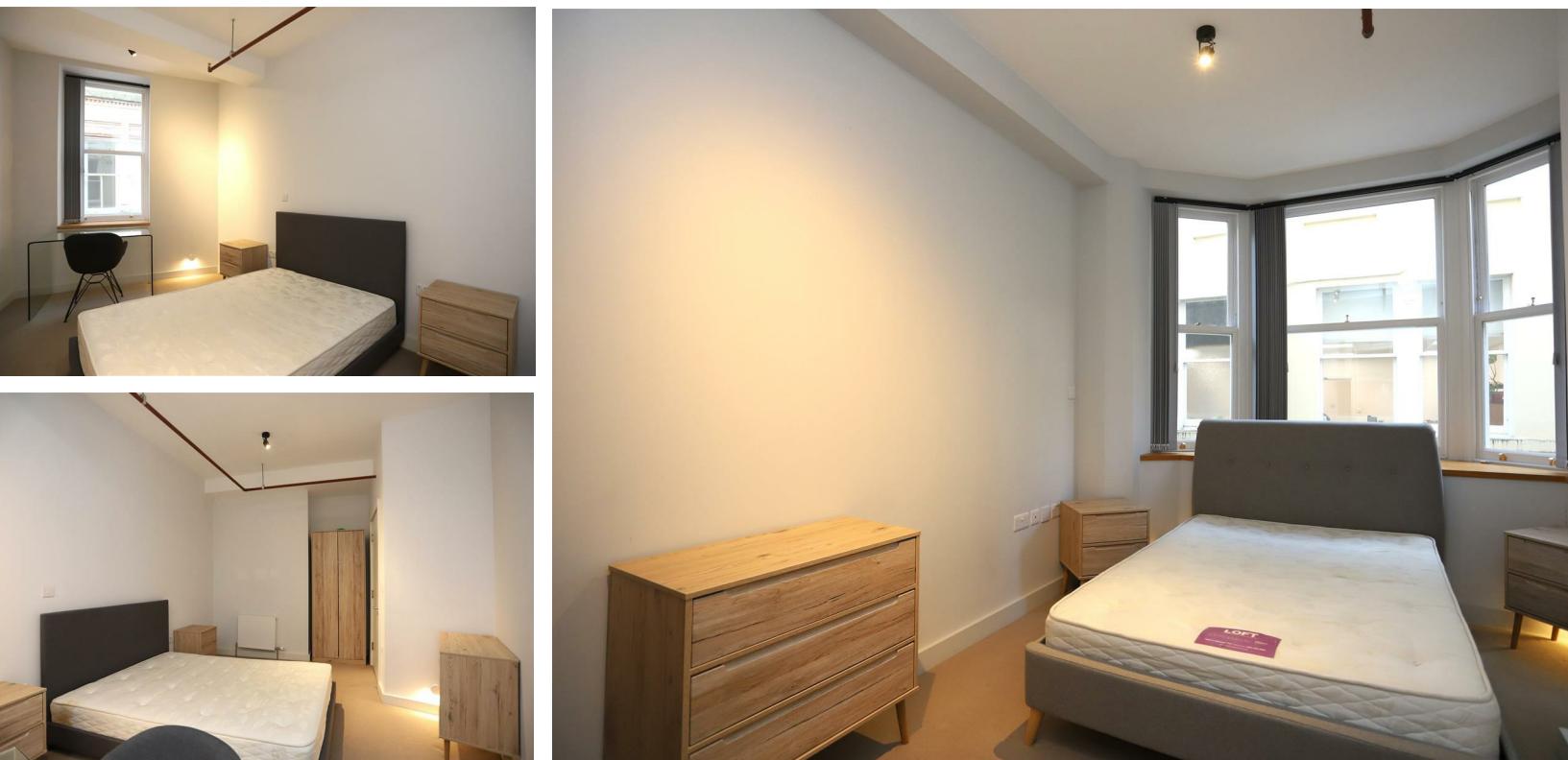
Residents can also enjoy access to a beautifully landscaped internal courtyard, secure entry system, and lift access throughout the development.

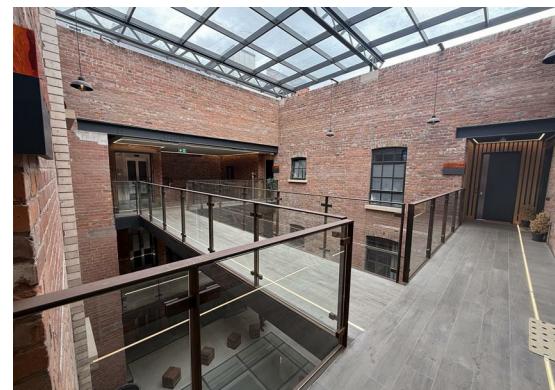
This property is vacant.

The Tour

Upon entering the apartment, you are greeted by a welcoming hallway with smart vinyl flooring, leading through to the rest of the accommodation. Both spacious double bedrooms are carpeted for comfort and attractive original period details that add character. The bathroom is fitted with a modern three-piece suite, including a bath with an overhead shower.

At the heart of the apartment is a generous open-plan kitchen and living area, filled with natural light from beautiful windows. The contemporary kitchen is designed with a central island and comes fully equipped with an oven, combi oven, hob, extractor fan, and fridge/freezer. This space seamlessly blends period charm with modern functionality, creating a stylish and inviting environment for both relaxing and entertaining.





The Area

St Ann's Square is a historic, pedestrianised space in Manchester city centre, known for its mix of heritage architecture, cultural landmarks, and lively atmosphere. Anchored by St Ann's Church and the Royal Exchange Theatre, it sits within a conservation area and attracts heavy daily footfall. The square itself provides outdoor seating and hosts occasional events, while nearby Barton Arcade and Royal Exchange Arcade offer boutique shopping and cafés such as Pot Kettle Black. Within a short walk are major retail hubs like the Arndale and Deansgate, alongside a wide variety of restaurants, bars, and cultural venues. Though green space is limited in the square, larger parks such as Mayfield Park are within reach, making the area a vibrant blend of history, leisure, and urban living.

Lease Information

Lease Length and Years Remaining: 999 year lease & 999 years remaining
Service Charge Per Annum: £2783.97 including buildings insurance
Ground Rent Per Annum: Peppercorn

- Two Double Bedrooms
- One Bathroom
- Exposed Brickwork & Beams
- Furnished Throughout
- Vacant Possession
- EPC Rating C
- Prime, Central Location
- High Ceilings and Spacious Rooms
- Located on St Ann's Square

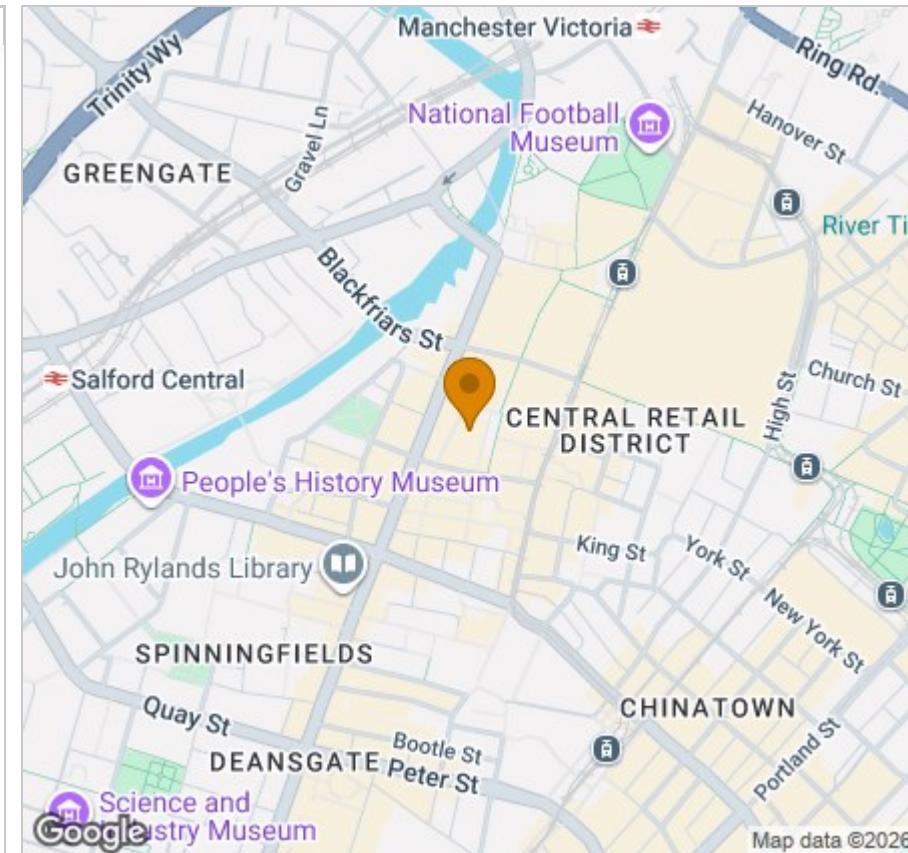
Floor Plan



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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com