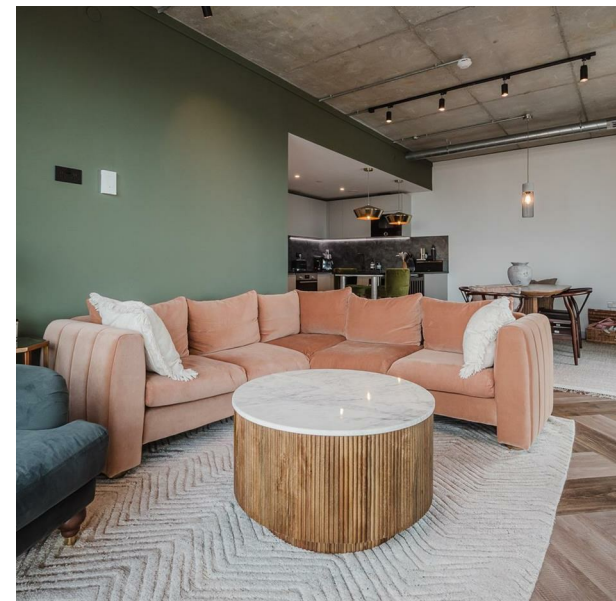
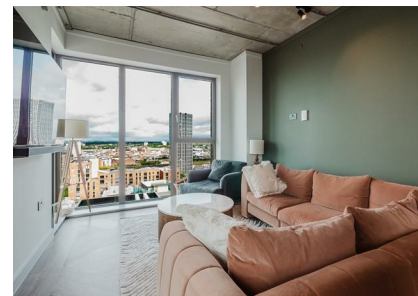


Flat 1303, 30 Bendix Street, Manchester, M4 5GJ

£525,000

Council Tax Band: E


ORLANDO REID



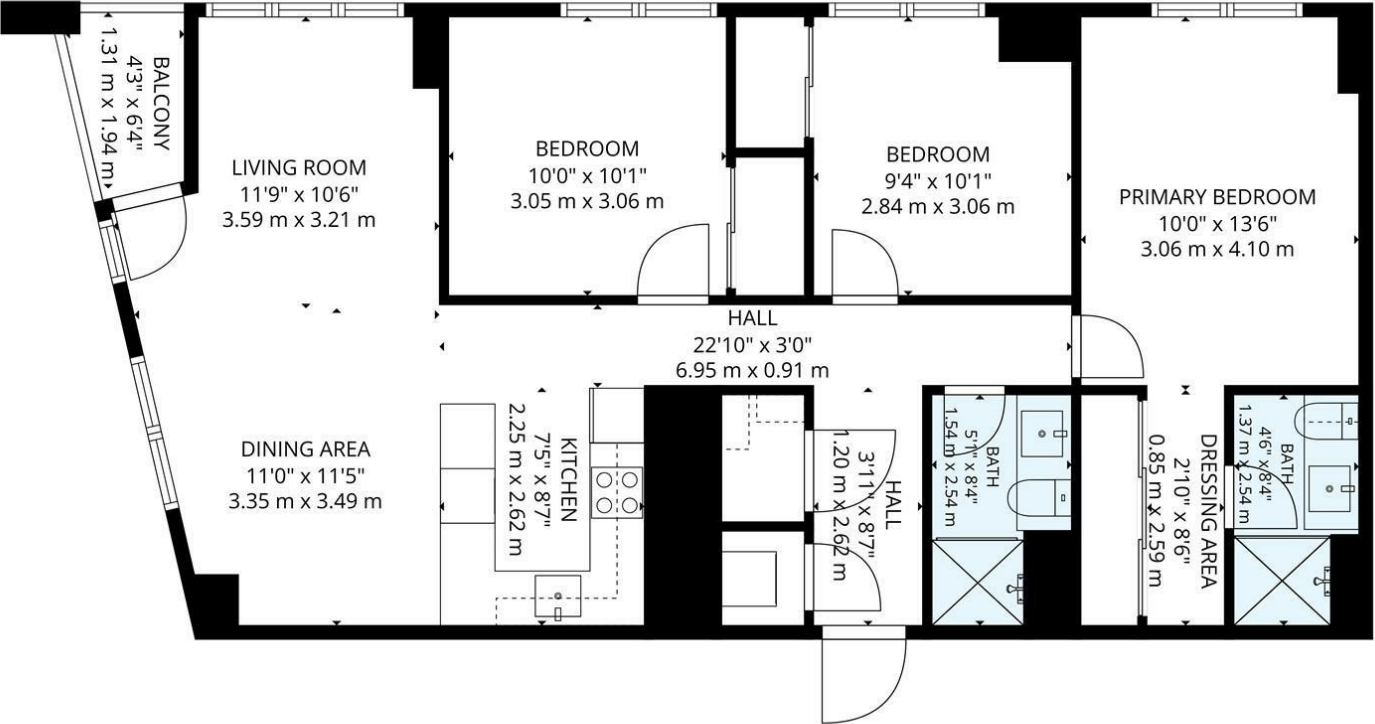
Welcome to Ancoats Gardens — a stunning development in the heart of one of Manchester's most sought-after neighbourhoods.

This beautifully presented three-bedroom apartment on the 13th floor offers over 1,000 sq ft of contemporary living space, combining stylish interiors, generous proportions and impressive city views. Finished to an exceptional standard and thoughtfully decorated throughout, this is a fantastic opportunity to secure a spacious city-centre home in one of Manchester's most desirable developments.

The apartment features a bright and spacious open-plan living and kitchen area, with large windows flooding the space with natural light and providing an impressive outlook across Manchester. The south-facing



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TOTAL: 942 sq. ft, 88 m2
1st floor: 942 sq. ft, 88 m2
EXCLUDED AREAS: BALCONY: 24 sq. ft, 2 m2, WALLS: 66 sq. ft, 6 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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