



# Apt 61 MM2, Pickford Street, Manchester, M4 5BS

Nestled in the vibrant heart of Manchester, this charming apartment on Pickford Street offers a delightful blend of comfort and convenience. Spanning an impressive 667 square feet, the property features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests. Located on the third floor of MM2 building on Pickford Street, in the heart of Ancoats. This delightful property boasts two bedrooms, corner living/kitchen, making it an ideal choice for professionals or couples seeking a comfortable apartment in a vibrant urban setting.

EWS1 Form \*B1 Rating\*

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The bathroom is modern and functional, catering to all your daily needs.

## Price £239,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Location

Living in this location means you are just a stone's throw away from the bustling city centre, with its array of shops, restaurants, and cultural attractions. Whether you are a first-time buyer or looking for a rental opportunity, this apartment presents an excellent choice for those seeking a stylish urban lifestyle.

Underground parking space.

### Entrance Hall

### Living/Kitchen

20'5" x 16'6"

This bright corner room has ample light. Two electric heaters, wall lights. The kitchen has wall and base units with

oven, hob and extractor. Stainless steel sink unit. Kitchen island.

### Bedroom One

10'9" x 10'5"

The L-shaped room has a double glazed window , electric heater and fitted wardrobes and drawers.

### Bedroom Two

8'0" x 7'1"

Double glazed window , electric heater

### Bathroom

7'4" x 5'3"

Three piece suite with shower over the bath, tiled walls,



wash hand basin and w.c. Fitted mirror and double cupboard housing hot water system and plumbing for washer.

### Externally

Allocated underground parking space.

### Additional Information

Service Charges £2220.80p PA

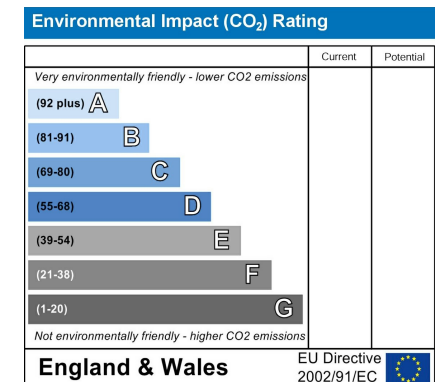
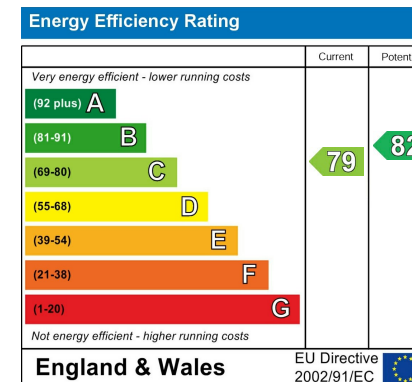
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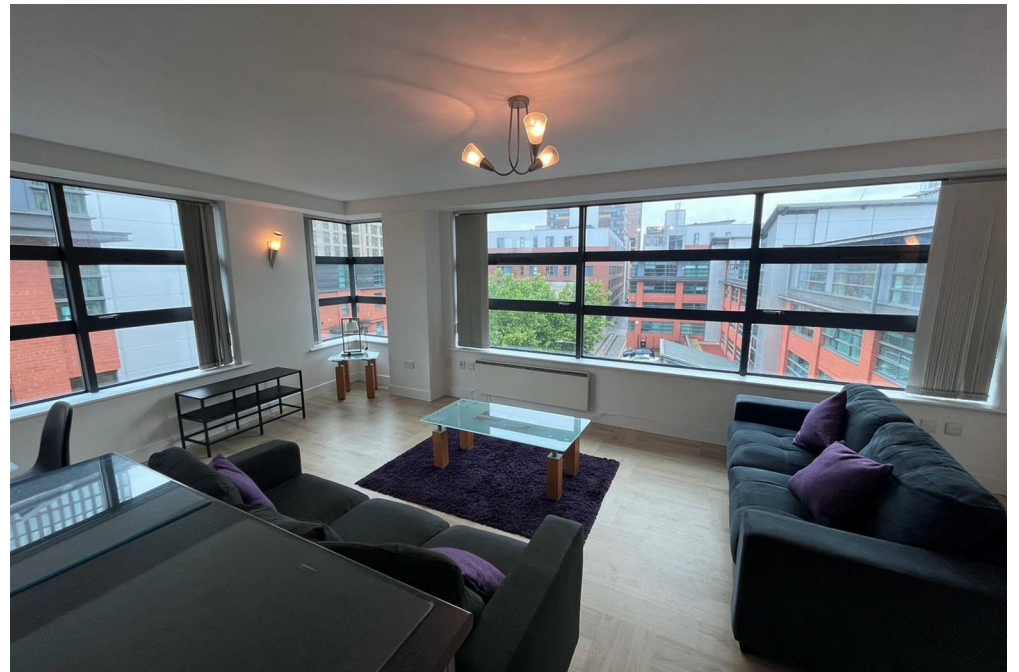
Lease 999 Years from 2002

Building Manager Zenith

### Agent notes

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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