



RESIDE  
MANCHESTER



19 Canal Point New Union Street  
Ancoats, Manchester, M4 6BS

**Asking Price £230,000**



1



1



1



1

## 19 Canal Point New Union Street

Ancoats, Manchester, M4 6BS

A beautifully presented one-bedroom apartment situated in the highly sought-after Canal Point development in Ancoats.

This spacious home features a bright and airy open-plan kitchen and living area, complete with modern finishes and direct access to a canal facing balcony. The property also benefits from an allocated secure undercroft parking space.

Vacant possession and no chain.

Contact the sales team on 0161 837 2840 to arrange a viewing!

### The Tour

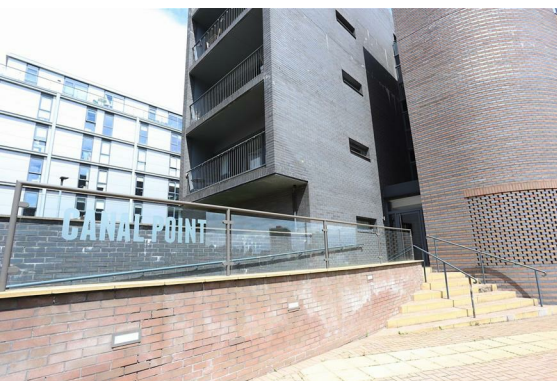
Step into this stylish third floor apartment via a welcoming hallway, which provides access to the rest of the accommodation. The hallway features two convenient storage cupboards.

The fully fitted kitchen comes equipped with a Beko full-sized fridge/freezer, hob, extractor fan, dishwasher, and a Bosch oven. The living area benefits from floor-to-ceiling windows with doors leading to a spacious balcony overlooking Rochdale Canal.

The modern bathroom is fitted with a sleek three-piece Roca suite, including a bath with an overhead shower, large mirror and a heated towel rail.

The spacious, carpeted bedroom is filled with natural light from a floor-to-ceiling window with beautiful canal views.





### The Area

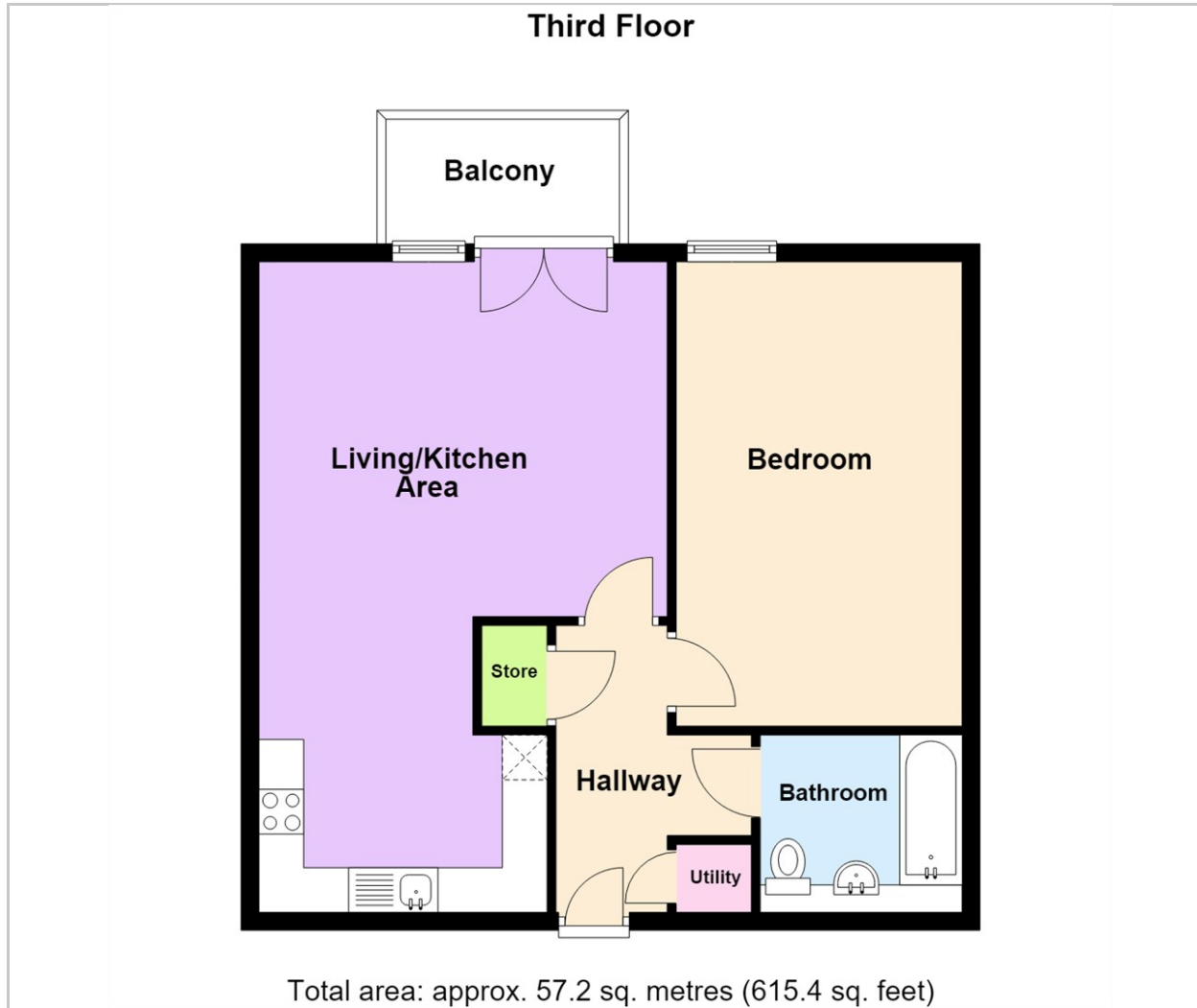
Canal Point is ideally situated in the heart of Ancoats, one of Manchester's most vibrant and creative districts. The area is surrounded by a fantastic mix of independent businesses, with popular spots like Pollen, Rudy's, and Mana all just a short walk away. Directly across from Canal Point you'll find the Rochdale Canal and the ever-popular Ancoats Marina — a perfect setting for a relaxing stroll, a coffee by the water, or a sunny lunchtime break. The location also offers excellent connectivity, with the Northern Quarter and Piccadilly Train Station both reachable within a convenient 10–15 minute walk, making it an ideal base for city living.

### Lease Information

Length of Lease - 250 years from 2009.  
Service Charge - £3,782.56 per annum.  
Ground Rent - £202.05 per annum.

- One Double Bedroom
- One Bathroom
- Spacious Canal Facing Balcony
- Secure Undercroft Parking Included
- No Chain
- EPC Rating C
- Access To Shared Communal Grounds & Waterfront Walkways
- 5 Minute Walk To New Islington Metrolink
- 2 Minute Walk To New Islington Marina
- Ancoats Location

## Floor Plan



## Viewing

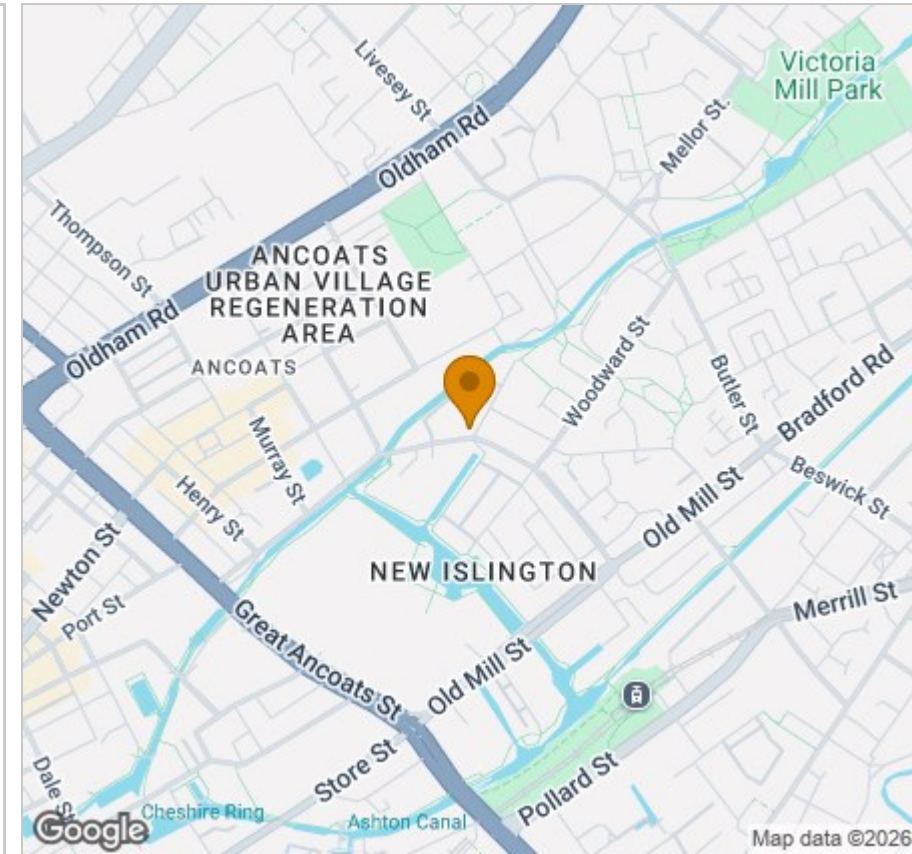
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Tel: 0161 837 2840 Email: [info@residemanchester.com](mailto:info@residemanchester.com) [www.reside-property.com](http://www.reside-property.com)

## Area Map



## Energy Efficiency Graph

