



## 407 NUOVO GREAT ANCOATS STREET

GREATER MANCHESTER, M4 5AH

£1,150 PCM

Nuovo is located in the Little Italy area of the city on the fringes of the Northern Quarter. A high specification apartment that briefly comprises: private entrance hall, large open plan living room which incorporates a fully fitted kitchen with integrated appliances, large double bedroom and a good size modern bathroom. The development is ideally located close to both Piccadilly & Victoria Train Stations. Fully furnished to a high standard. Available 18th of November 2026.

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| 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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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