



RESIDE

MANCHESTER



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

£1,500 PCM



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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.

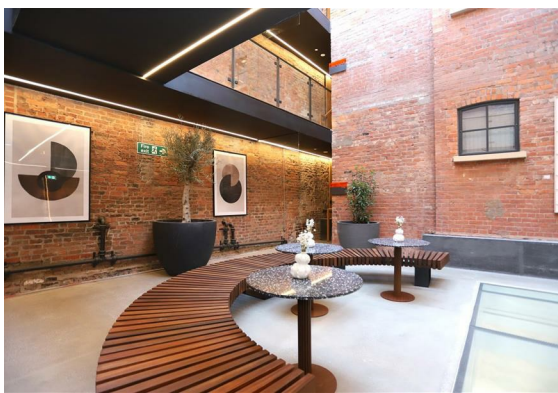
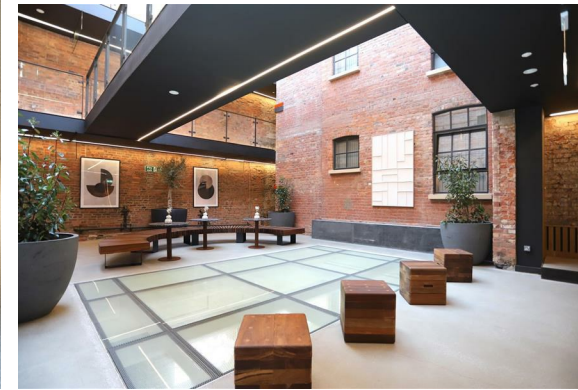
Available fully furnished and ready to move in immediately.

The Tour

Upon entering the apartment, you step into a welcoming hallway laid with smart vinyl flooring, setting the tone for the rest of the accommodation. From here, doors lead to two spacious double bedrooms, both carpeted for comfort and showcasing high ceilings with attractive original features 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 home is a generous open-plan kitchen and living area, flooded with natural light from striking bay windows. The contemporary kitchen is thoughtfully designed with a central island and comes fully fitted with an oven, combi oven, hob, extractor fan, and fridge/freezer. This space perfectly combines period charm with modern practicality, offering an inviting setting 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.

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

Floor Plan



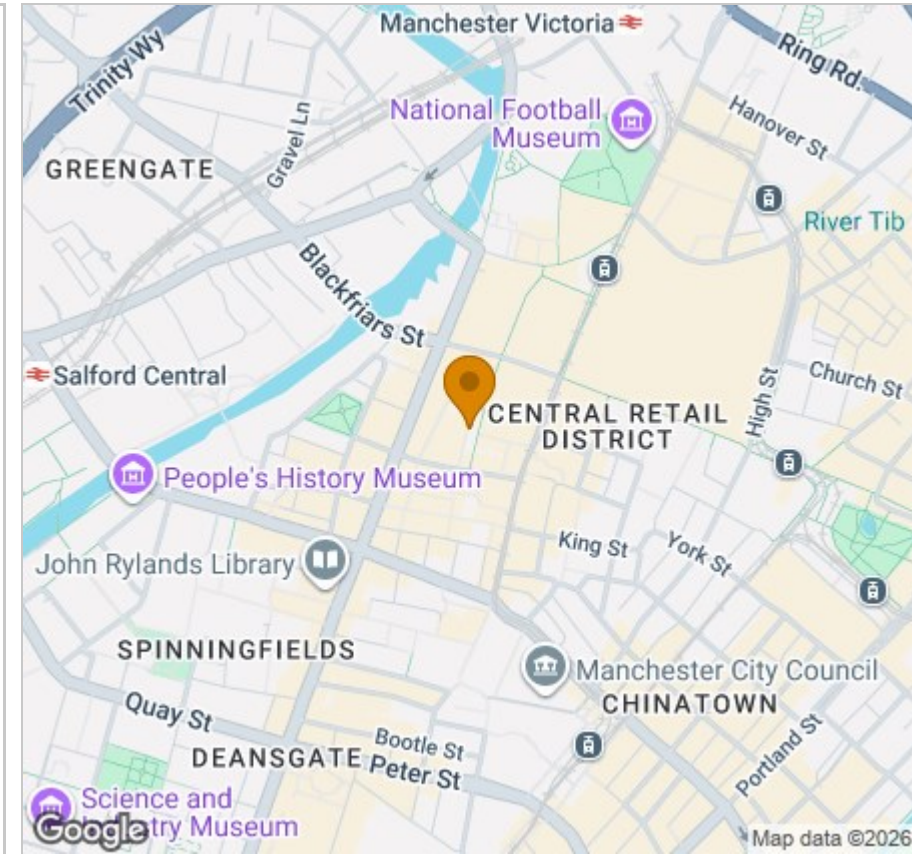
Viewing

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.

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Area Map



Energy Efficiency Graph

