



43A ALBION MILL MANCHESTER, M4 7AJ

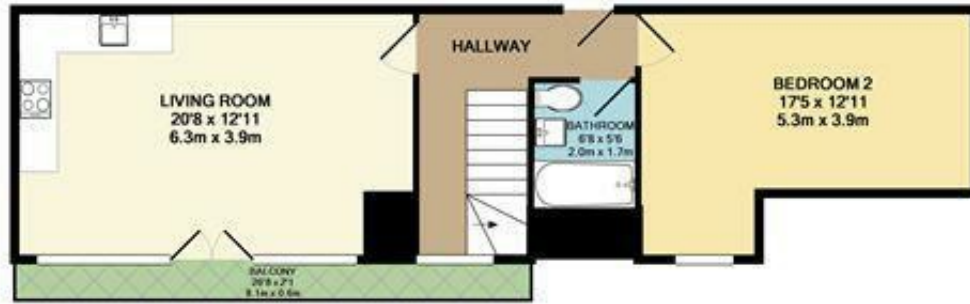
£1,600 PCM

Welcome to this modern apartment located in the vibrant area of Albion Mill, Ancoats. This stylish property boasts two well-proportioned bedrooms and two contemporary bathrooms, making it an ideal choice for professionals or small families seeking comfort and convenience.

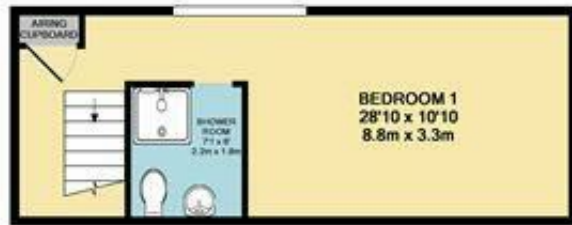
As you enter the apartment, you will be greeted by a spacious open-plan kitchen and living area, enhanced by large windows that flood the space with natural light. The high ceilings further amplify the sense of space, creating an airy and inviting atmosphere that is perfect for both relaxation and entertaining.

The overall appeal of the building is remarkable, combining modern design with a touch of character that reflects the rich history of Ancoats. This sought-after location offers a blend of urban living and community spirit, with an array of local amenities, cafes, and parks just a stone's throw away.

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GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 890 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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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