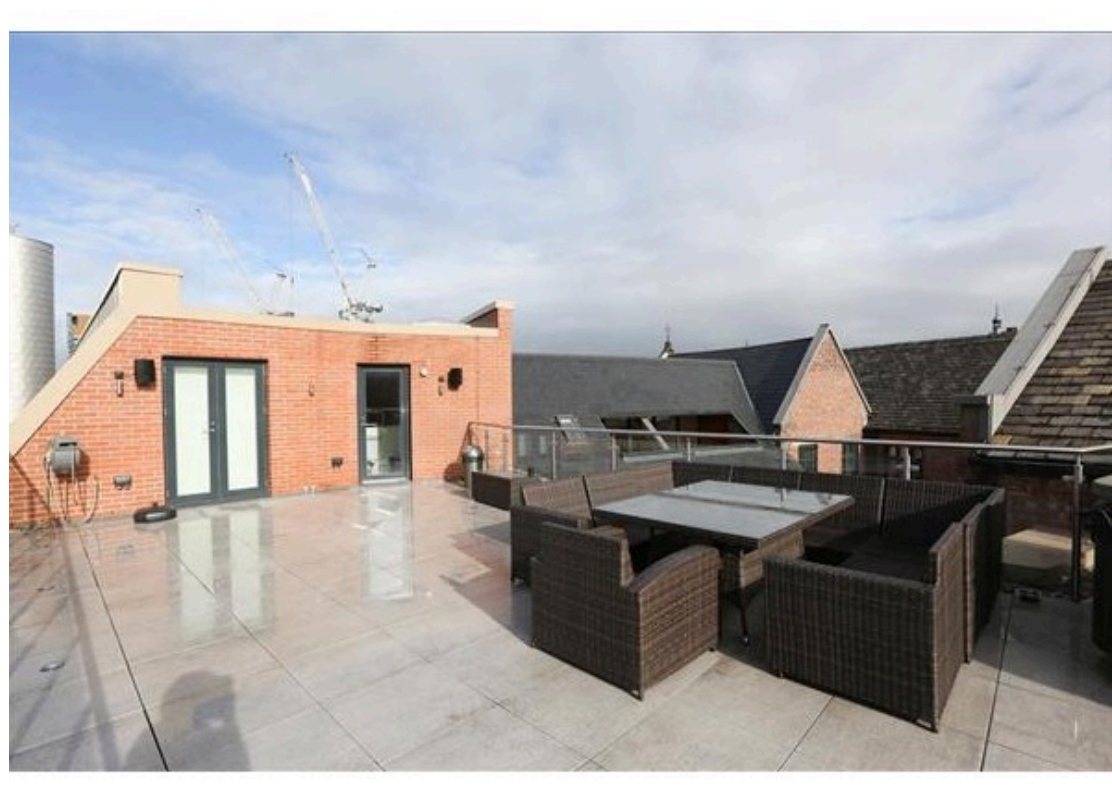


 3
Bedrooms

 3
Bathrooms

 1
Receptions



Located in the highly sought-after area of Ancoats, this spacious three-bedroom duplex apartment offers modern city living with generous proportions throughout.

The property comprises three well-sized double bedrooms, each designed to provide both comfort and practicality, alongside three contemporary bathrooms, including en-suite facilities, ensuring convenience for both residents and guests.

At the heart of the home is a bright and expansive open-plan living space, seamlessly combining the lounge, kitchen, and dining area. This layout creates an ideal setting for both everyday living and entertaining. The kitchen is fully equipped with modern appliances, including a fridge freezer, washing machine, and oven with hob, offering both functionality and style.

In addition, the property benefits from a second reception area, providing flexible space that can be used as a separate lounge, home office, entertainment room or bedroom

Full double glazing is fitted throughout, enhancing energy efficiency while maintaining a peaceful internal environment.

A standout feature of the property is the substantial sun deck terrace, offering a private outdoor space ideal for relaxing or socialising. Further benefits include private garage parking, a rare and valuable asset within this central location.

Positioned within easy reach of Manchester city centre, the apartment enjoys excellent access to a wide range of local amenities, including independent cafes, restaurants, and retail options, as well as superb transport links connecting you across Greater Manchester and beyond.

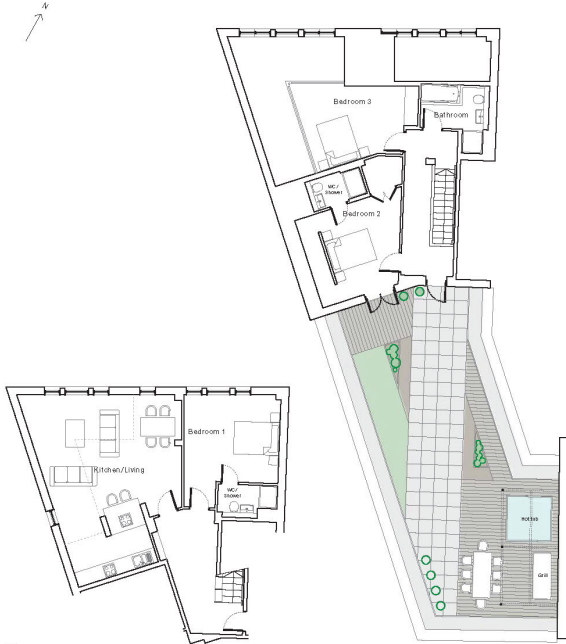
This property presents an excellent opportunity for those seeking a well-appointed, furnished home in one of Manchester's most vibrant and desirable neighbourhoods.

ALUMNI, COTTON ST


THIRD/FOURTH FLOOR

3 BEDROOM DUPLEX

ROOM	FT	M
KITCHEN/LIVING	17'5" x 16'	5.34 x 4.90M
BEDROOM 1	12'1" x 13'8"	3.70 x 4.20M
BEDROOM 2	8' x 12'9"	2.46 x 3.94M
BEDROOM 3	10' x 13'	3.09 x 3.97M
BATHROOM	6'3" x 9'10"	1.92 x 3.04M
NET (LOWER)	844 SQ FT	78.4 SQ M
NET (UPPER)	676 SQ FT	63.0 SQ M
TERRACE	846 SQ FT	80.6 SQ M
TOTAL AREA	2390 SQ FT	222.0 SQ M



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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