



RESIDE

MANCHESTER



22 Canal Point 1 New Union Street
Manchester, M4 6BS

Asking Price £245,000



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A beautifully presented, top-floor 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 charming balcony. The generously sized bedroom offers plenty of room for storage and comfort, while the contemporary bathroom adds a stylish touch. One of the standout features of this property is the impressive, large private terrace — an ideal spot for relaxing, entertaining, or enjoying views of the surrounding area. Perfectly positioned in one of Manchester's most vibrant neighbourhoods, this apartment offers both comfort and convenience in equal measure.

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

The Tour

Step into this stylish top floor apartment via a welcoming hallway, which provides access to the rest of the accommodation. The hallway features two convenient storage cupboards, perfect for keeping everyday essentials neatly tucked away.

The modern bathroom is fitted with a sleek three-piece Roca suite, including a bath with an overhead shower, combining practicality with contemporary style.

The spacious, carpeted bedroom is filled with natural light from a floor-to-ceiling window, creating a bright and airy retreat.

At the heart of the apartment is the open-plan kitchen, living, and dining area, designed for both relaxation and entertaining. The fully fitted kitchen comes equipped with a Beko full-sized fridge/freezer, oven, hob, extractor fan, and dishwasher, ensuring everything you need is right at your fingertips. From here, step out onto the balcony and enjoy a breath of fresh air.

Finally, a separate, generously sized private terrace offers stunning, uninterrupted views across the city and beyond — a perfect spot for morning coffee, evening drinks, or simply taking in the skyline.

There is also an additional, secure storage unit in the basement.





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 -

Service Charge - £ per annum

Ground Rent - £ per annum

- One Spacious Bedroom
- One Bathroom
- Beautifully Presented
- Balcony and Seperate Large Private Terrace
- Additional Storage Unit in Basement
- EPC Rating C
- Top Floor Spacious Apartment
- Central Ancoats Location



Floor Plan

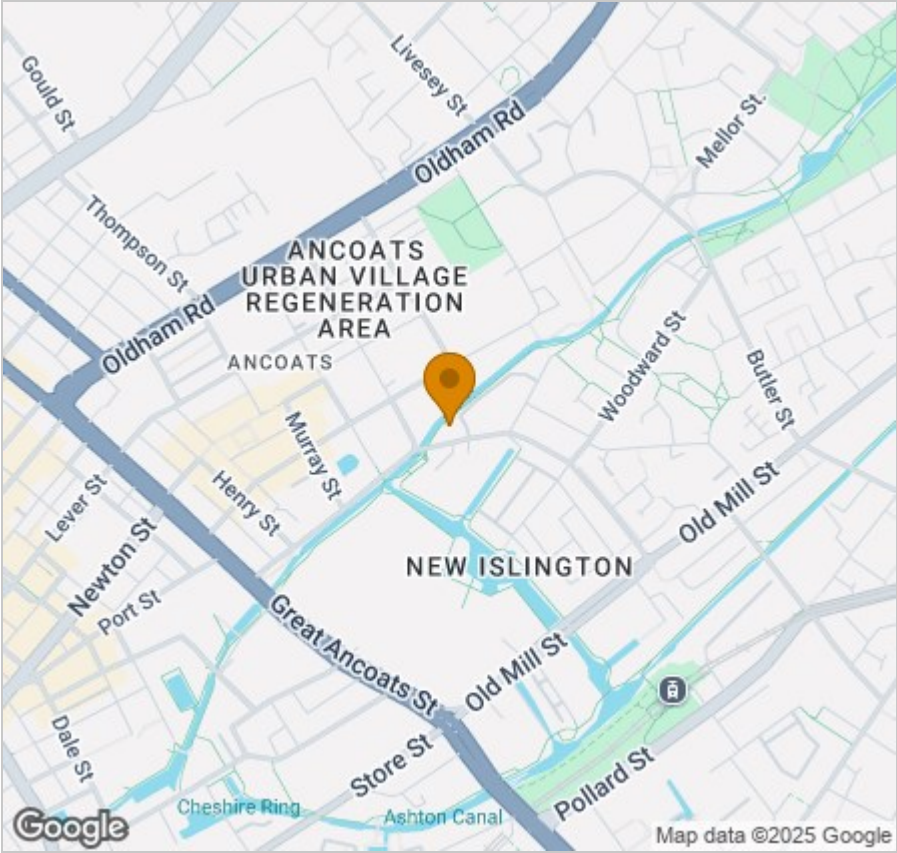


Viewing

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.

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Area Map



Energy Efficiency Graph

