



RESIDE

MANCHESTER



403 Deluna House 2 Cornell Street
Ancoats, Manchester, M4 5EF

Asking Price £310,000



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This stunning two bedroom apartment is located on the fourth floor of Deluna House, benefiting from an open plan living/kitchen area with balcony and floor-to-ceiling windows. The apartment has a high quality finish throughout to include Neff Appliances, LVT flooring and modern specification.

Deluna House is located in the heart of Ancoats, seconds from Cutting Room Square and Northern Quarter where many independent bars, cafes and restaurants are situated. You're only a short walk to both Piccadilly Train Station and Victoria Station for longer commutes outside of Manchester City Centre.

The apartment is chain free - please call the sales team on 0161 837 2840 to arrange a viewing!



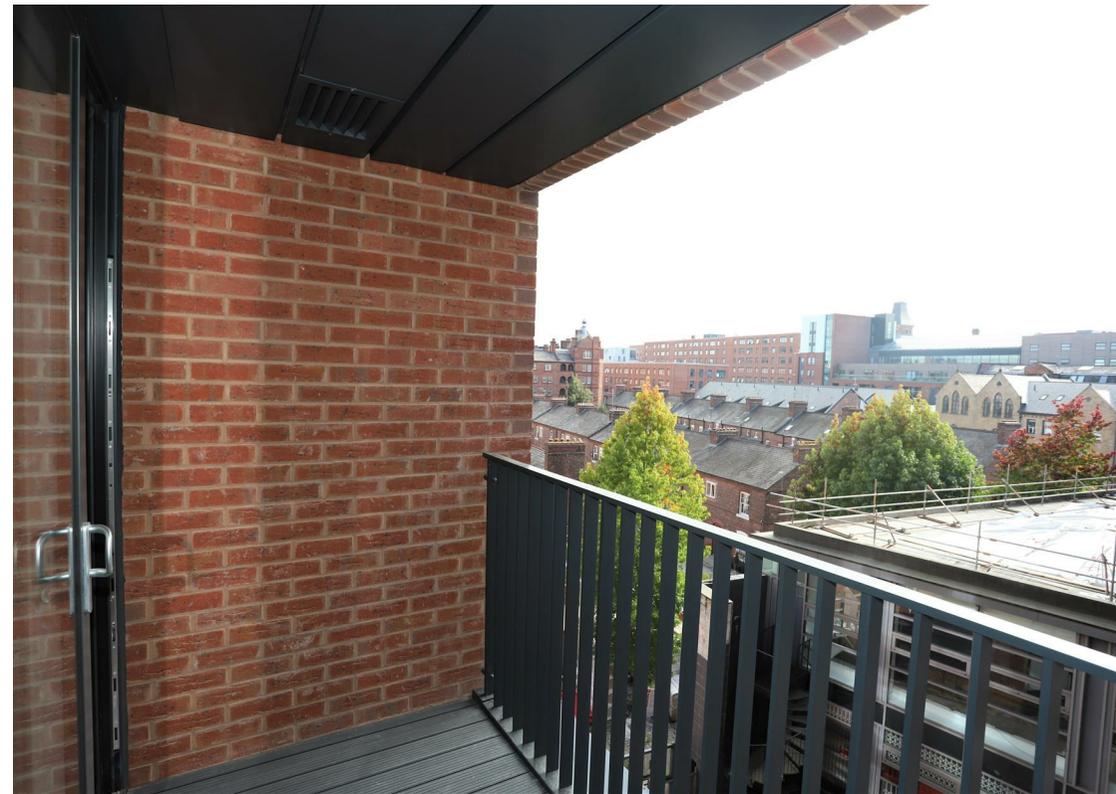
The Tour

Two bedroom, two bathroom apartment located on the 4th floor of Deluna House.

Living/Kitchen area: Amtico Honey Oak flooring throughout, the kitchen fitted with bespoke English kitchen cabinets, handleless door and drawer fronts, integrated Neff ceramic hob, oven cooker hood, integrated Zanussi fridge-freezer and automatic dishwasher, underslung composite sink unit with swan neck monoblock mixer tap.

Bedrooms: Both bedrooms fitted with wool twist carpets, floor to ceiling windows.

Bathrooms: Porcelanosa tiling to bathrooms and en-suite, Lecico sanitary ware featuring wall hung wash basins and floor mounted WCs with concealed cisterns and soft close seats.





The Area

Deluna House is located in the heart on Ancoats, surrounded by many independent businesses including Mana, a Michelin star restaurant which is just a stones throw away. A few minutes walk away is the Ancoats Marina perfect for a short walk or lunch spot on a summers day. Ancoats is also extremely close to the Northern Quarter and Piccadilly Train Station all within a 10-15 minute walk away.

Lease Information

Length of Lease: 250 year lease, with 245 years remaining.

Ground Rent: Peppercorn.

Service Charge: £2097.72

- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Chain Free
- EWS1 Form Available
- EPC Rating B
- Located in Ancoats and Seconds from Cutting Room Square
- High Specification Throughout

