



Apt 308 Ancoats Gardens, 30 Bendix Street, Ancoats, Manchester, M4 5GH

We are pleased to have for sale this high specification two bedroom apartment found on the 3rd floor of Ancoats Gardens, Manchester. The building includes a very well equipped gym, residents lounge, concierge and roof top garden.

The property comprises of herringbone flooring throughout, there is a spacious lounge and kitchen with integrated appliances and floor to ceiling windows, two double bedrooms with fitted wardrobes and the master including an en-suite, there is also a modern family sized bathroom. No Chain. EWS-1 Available.

These photographs represent a typical two bedroom apartment. Currently Rented @ £1,800.00 PCM, 8.64% Gross Yield

Asking Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

A spacious open hallway with herringbone-style flooring. Utility cupboard with plumbing for a washing machine and further cupboard with shelving.

Kitchen / Lounge

22'8" x 12'3"

The kitchen has integrated fridge / freezer, microwave, oven / hob, dishwasher, inset sink with mixer, under cabinet lighting. The spacious lounge has herringbone style flooring, exposed concrete ceiling, floor to ceiling window, spot lighting, electric power sockets.

Bedroom One

24'0" x 11'3"

Herringbone style flooring, fitted wardrobe, spot lighting, floor to ceiling window, access to the en-suite.

En-Suite

7'7" x 4'7"

Part tiled en-suite, enclosed shower cubicle with shower attachment and

mixer, fitted mirror with complimentary lighting, heated towel rail, low level W.C, hand wash basin.

Bedroom Two

15'5" x 10'3"

Herringbone style flooring, fitted wardrobe, spot lighting, floor to ceiling window.

Shower Room

8'6" x 4'7"

Enclosed shower cubicle with shower attachment and mixer, fitted mirror with complimentary lighting, heated towel rail, low level W.C, hand wash basin.

Externally

Concierge, co-working spaces with complimentary Wi-Fi, a concierge service, a fully equipped gym, and impressive rooftop gardens offering panoramic city views.

Additional Information

Service Charges: £3295.65

Ground Rent: £349.95

Lease : 850 years from 2023. The ground rent increases on the 10th anniversary of the commencement of the term and every 5 years thereafter, this is based on RPI

Epc Rating- B

Council Tax Band- D

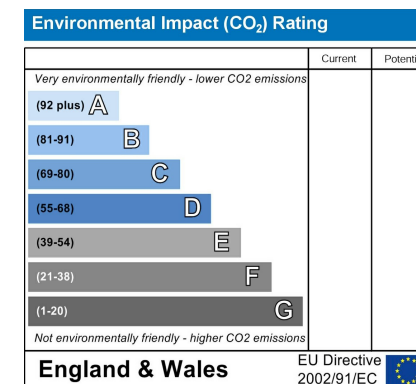
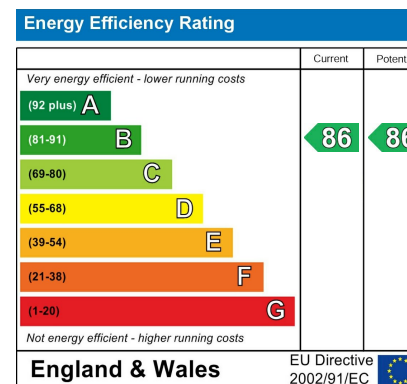
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Agents Notes

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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





GROUND FLOOR



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