



Old Mount Street, Manchester, M4

Offers Over: £215,000

Leasehold

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This superb one-bedroom apartment is located within the prestigious Mount Yard development, part of the sought-after Meadowside regeneration area. Positioned directly opposite the peaceful and scenic Angel Meadow Park, the apartment offers a rare combination of green space and urban convenience, all within a short walk of Manchester city centre and Victoria Station.

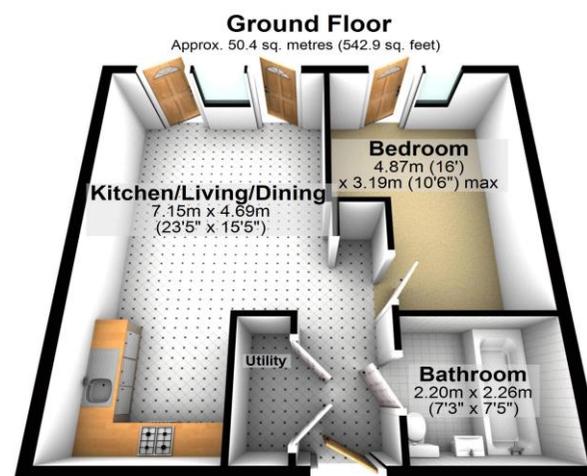
The property is presented to a very high standard throughout and offers spacious, modern living. The open-plan living and dining area is bright and airy, with large windows allowing natural light to flood the space. The contemporary kitchen is fully fitted with integrated appliances and offers plenty of worktop and storage space, ideal for both everyday use and entertaining.

The generous double bedroom provides ample room for furniture and includes space for fitted wardrobes, while the stylish bathroom features high-quality fixtures and a sleek, modern finish. The apartment also benefits from premium flooring, tasteful décor, and secure fob access to the building, with lift access to all floors and well-maintained communal areas.

Mount Yard is ideally located for access to the Northern Quarter, Ancoats, and the city's main retail and business districts. With Angel Meadow Park on your doorstep, you'll enjoy a perfect balance of city life and green space. The area is well-served by public transport, including nearby tram and train links, and offers a wide range of shops, restaurants, and cafes within easy reach.

An EWS1 form with B1 rating is available, confirming no remedial works are required – making the apartment fully mortgageable. This property would make an excellent home for first-time buyers or professionals, and a strong investment opportunity for buy-to-let landlords.

- Leasehold
- 250 years from 7 August 2018
- Ground Rent/ Rent Charge: Peppercorn
- Service Charge: Latest is £2028.24 per year (paid 6 monthly)
- Council Tax Band C
- EPC Grade B



Total area: approx. 50.4 sq. metres (542.9 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.