

£180,000

Connect House, 1 Henry Street, Ancoats, M4 5DA



 2  
Bedrooms

 2  
Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |  
Sabitac@candrproperties.co.uk

0161 227 9990 

£180,000

Connect House, 1 Henry Street, Ancoats, M4 5DA



Offered to the market with no onward chain, C & R City are pleased to present this spacious duplex apartment in Connect House, Ancoats, Manchester, M4. Located in the heart of Ancoats, widely regarded as one of the city's most desirable neighbourhoods, the property is just moments from Cutting Room Square and Mackie Mayor. The area is known for its vibrant mix of independent cafés, bars and restaurants including Pollen Bakery and Michelin starred Mana, all within easy walking distance. Excellent connectivity is provided via New Islington Metrolink and Manchester Piccadilly station, making this an ideal purchase for both owner occupiers and investors.

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Positioned on the third floor, this well presented duplex apartment benefits from a bright aspect. The open-plan living dining area features high ceilings and large windows, creating a light and airy living space. The modern kitchen is fitted with granite worktops and integrated appliances. The upper level hosts a galleried double bedroom with dressing area and an additional bathroom, offering a stylish mezzanine feel. The lower level comprises a second double bedroom alongside the main bathroom.

The development benefits from an EWS1 form with a B1 rating, which may be required for mortgage purposes.

Early viewing is highly recommended due to expected demand.

**Lounge** *6.58m x 3.38m (21' 7" x 11' 1")*

Bright & Spacious lounge, wall lights, double glazed window. Fitted kitchen with a range of fitted base and wall units, integral electric oven, five ring gas hob, sink unit with tap, space for freestanding fridge freezer, wood laminate flooring.

**Bedroom One** *4.06m x 3.85m (13' 4" x 12' 8")*

Spacious double bedroom, ceiling light point, carpet flooring. Bedroom is at Mezzanine level.

**Bedroom Two** *3.21m x 3.36m (10' 6" x 11' )*

Spacious double bedroom, ceiling light point, electric radiator, double glazed window, Carpet flooring.

**Bathroom One** *2.75m x 2.25m (9' x 7' 5")*

Three piece suite comprising, wash hand basin, low level WC, tiled walls and flooring. Storage cupboard.

**Bathroom Two** *2.64m x 2.51m (8' 8" x 8' 3")*

Three piece suite comprising walk in shower, wash hand basin, low level WC, tiled walls & flooring.

**General Information**

223 Years Remaining On The Lease. Service Charge Apporx £2998.32 per annum, Ground Rent £261 per annum. EWS1 Form B1 Rating, EPC Rating: C. Council Tax Band: D.

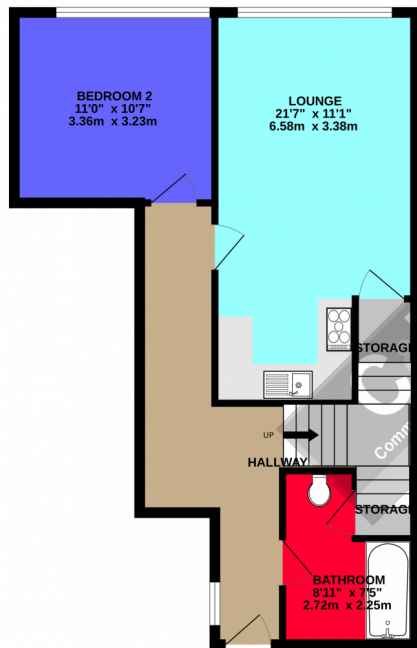
**Thinking of selling**

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our office, and we'll be happy to schedule an appointment at a time that suits you.

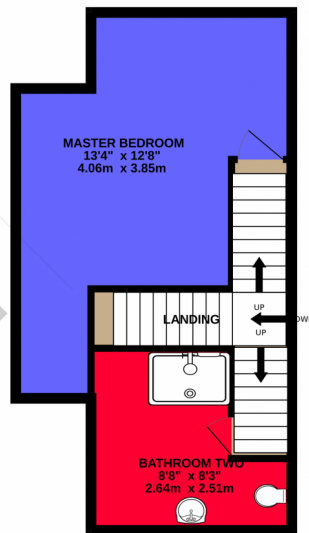
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GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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