



NQ4, Bengal Street, Ancoats, Manchester, M4 6BB

- 2nd Floor Apartment
- Two Double Bedrooms
- Fully Fitted Kitchen
- Spacious Open Plan Living Area
- Family Bathroom With Shower Over Bath
- Prime Ancoats Location

Price £189,995 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this two bedroom, 2nd floor apartment in NQ4, Ancoats. The property boasts a spacious open plan living room, two double bedrooms, fully fitted kitchen and modern three piece bathroom with shower over bath. Located in the very heart of Ancoats urban Village, close to St Peters church and Cutting Room square. Within a few minutes' walk, you'll also find Manchester's bustling Northern Quarter district, home to the likes of the Band on the wall, Matt & Phreds and Afflecks. Piccadilly and Victoria Train stations are also within close proximity. NO CHAIN.

The property also makes a great investment opportunity, current occupier on a rolling AST, current rental valuation is £1300 pcm

Satisfactory EWS1 in place.

Building Service Charge: £1663.98 per year

Ground Rent: £250 per annum

Leasehold years remaining: 237

Building Management Agents are Zenith

Council Tax Band C - £1940.46 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Living Room

Laminate Floor, large window, electric wall heaters, tv / sat points

Bedroom 1

Laminate Floor, large window, electric wall heaters, tv / sat points

Bedroom 2

Laminate Floor, large window, electric wall heaters, tv / sat points

Kitchen

Laminate Floor, oven, cooker hood, free standing fridge freezer,

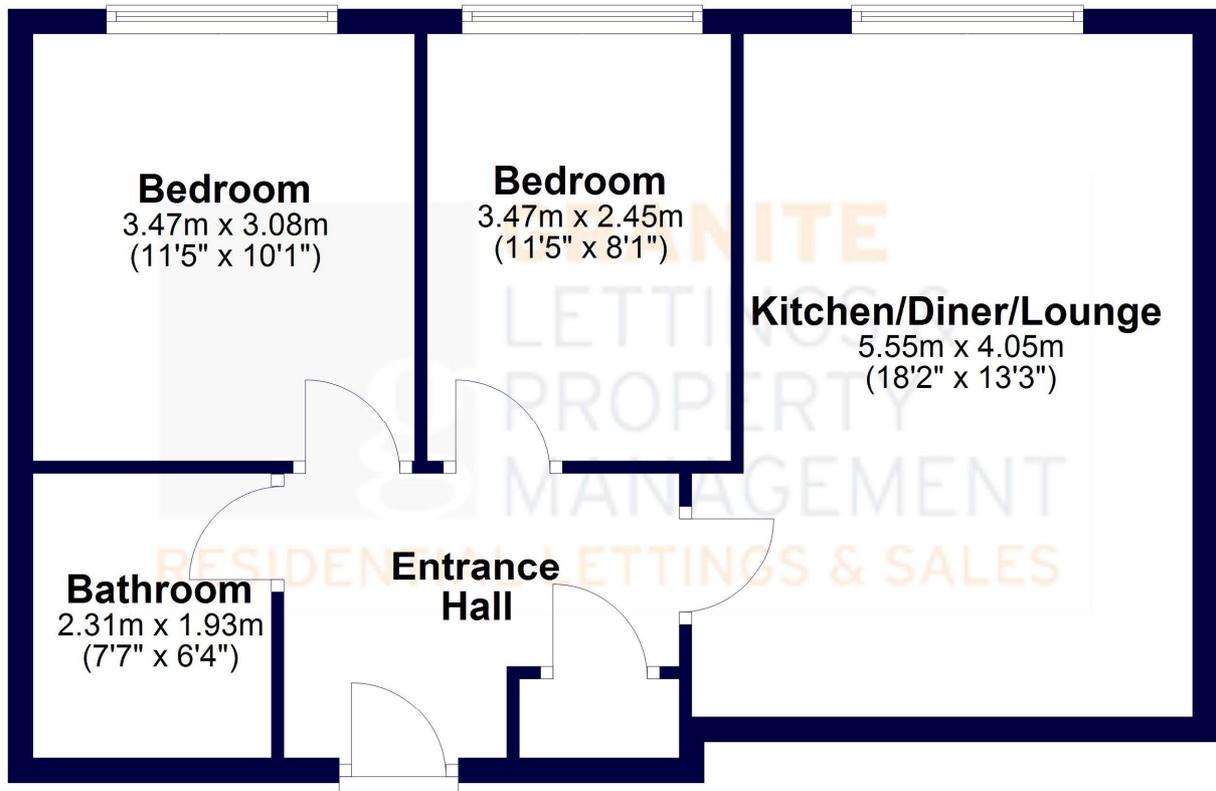
Bathroom

3 piece family bathroom, shower over bath, ceramic sink, ceramic toilet, tiled walls, tiled floor, heated towel rail



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Mid Floor



Total area: approx. 53.7 sq. metres (577.8 sq. feet)

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Apt 7, NQ4, 47 Bengal Street, Manchester