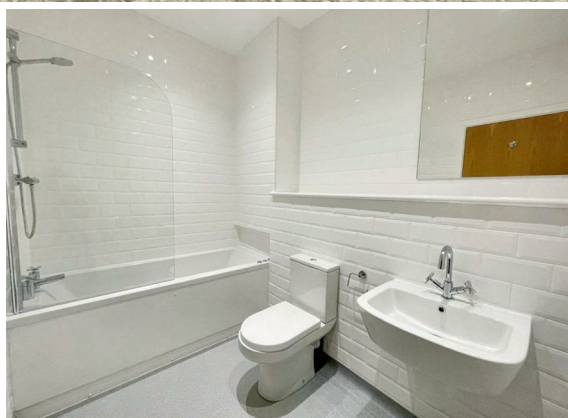




**2 Bed  
Apartment  
located in 8 Lower  
Vickers Street**

Offers Over £210,000



 **NPP**  
RESIDENTIAL

**Apartment 102 Victoria  
Mill  
8 Lower Vickers Street  
Manchester  
M40 7NA**



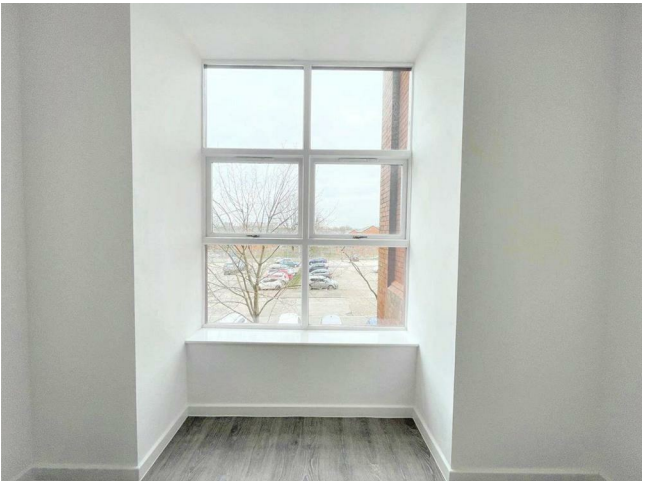
**\*\*CASH BUYERS ONLY\*\*** Discover the perfect blend of character and contemporary living at Victoria Mill - a stunning Grade II listed conversion that effortlessly combines historic charm with modern luxury.

Ideally located just moments from Ancoats Marina and Manchester Piccadilly Station, this sought-after development offers the ultimate in urban convenience. Step outside and you're within easy reach of the Northern Quarter's vibrant culture, the universities, and top attractions like the Co-op Live Arena and Etihad Stadium. Nestled along a peaceful canal, Victoria Mill offers a rare balance of city living and waterside tranquillity.

This beautifully presented two-bedroom, two-bathroom apartment with allocated parking is now available and ready to impress. Inside, you'll find a sleek open-plan kitchen with high-gloss units, integrated appliances, and generous worktop space - perfect for entertaining or relaxing at home. The spacious living area is flooded with natural light through impressive windows and lofty ceilings, creating a bright and airy feel throughout.

Both bedrooms are well-proportioned, with the master bedroom featuring a stylish en-suite, while the main bathroom continues the high-spec design. Every detail has been thoughtfully finished to offer a modern yet comfortable living experience.

Whether you're a first-time buyer, city professional, or investor, this property ticks all the boxes. For homeowners, it delivers space, style, and location. For investors, the strong rental demand in this area ensures excellent yield potential and long-term growth.





Apartment 102 Victoria Mill, 8 Lower Vickers Street, Manchester, M40 7NA

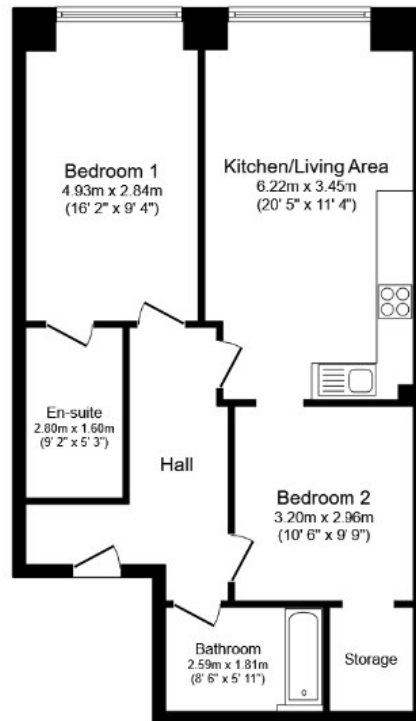


## DIRECTIONS

## CONTACT

22 Lloyd Street  
Manchester  
M2 5WA

E: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk)  
T: 0161 639 0059  
<https://nppresidential.co.uk/>



## Floor Plan

Floor area 66.9 m<sup>2</sup> (720 sq.ft.)

TOTAL: 66.9 m<sup>2</sup> (720 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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                     |         |           |

EPC Rating:  
Council Tax Band: A

**NPP**  
RESIDENTIAL