



RESIDE  
MANCHESTER



The Lightwell 12 St. Anns Square  
Manchester, M2 7HW

Asking Price £250,000

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# The Lightwell 12 St. Anns

## Square

Manchester, M2 7HW

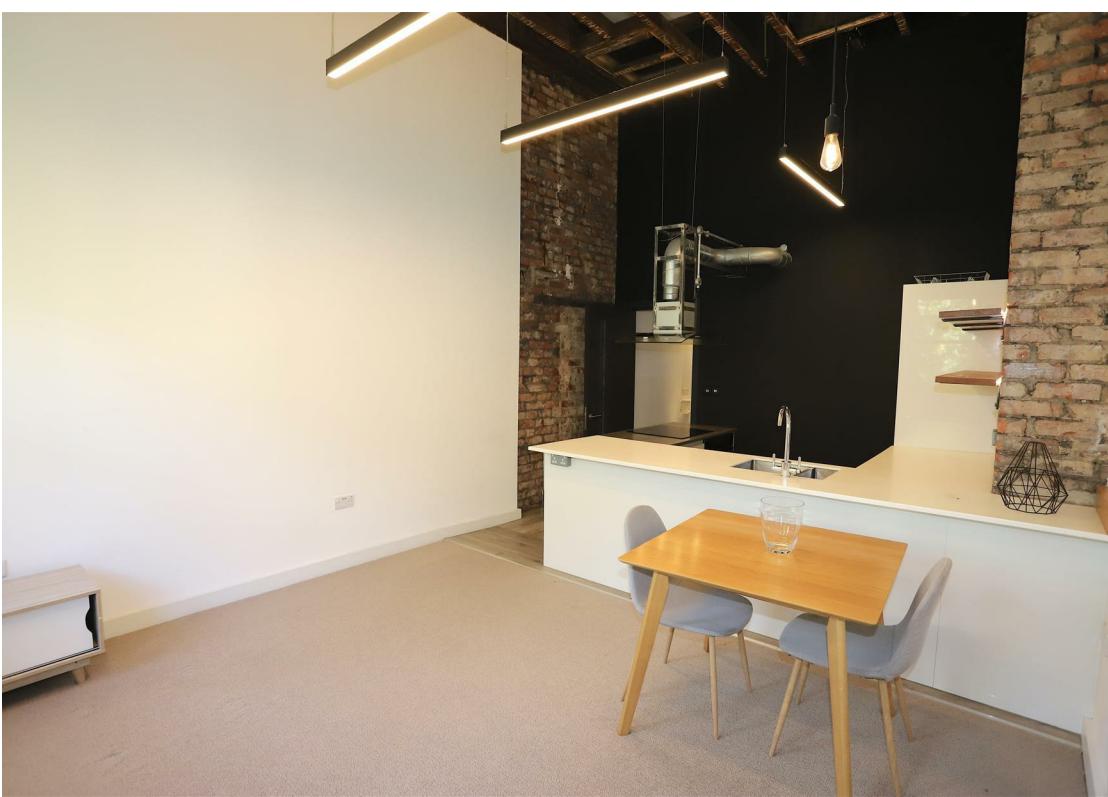
The Lightwell is a luxury residential development situated at 12 St Ann's Square, in the heart of Manchester city centre. Completed in 2018, the project was developed by DTZ Investors with designs by apt. architects, converting a former office block above retail units into 21 high-end apartments. The collection includes one, two, and three-bedroom homes, combining contemporary interiors with the original building's architectural character. Its name derives from a striking three-storey central lightwell, landscaped with trees and plants, which floods the apartments with natural light and provides a communal courtyard for residents.

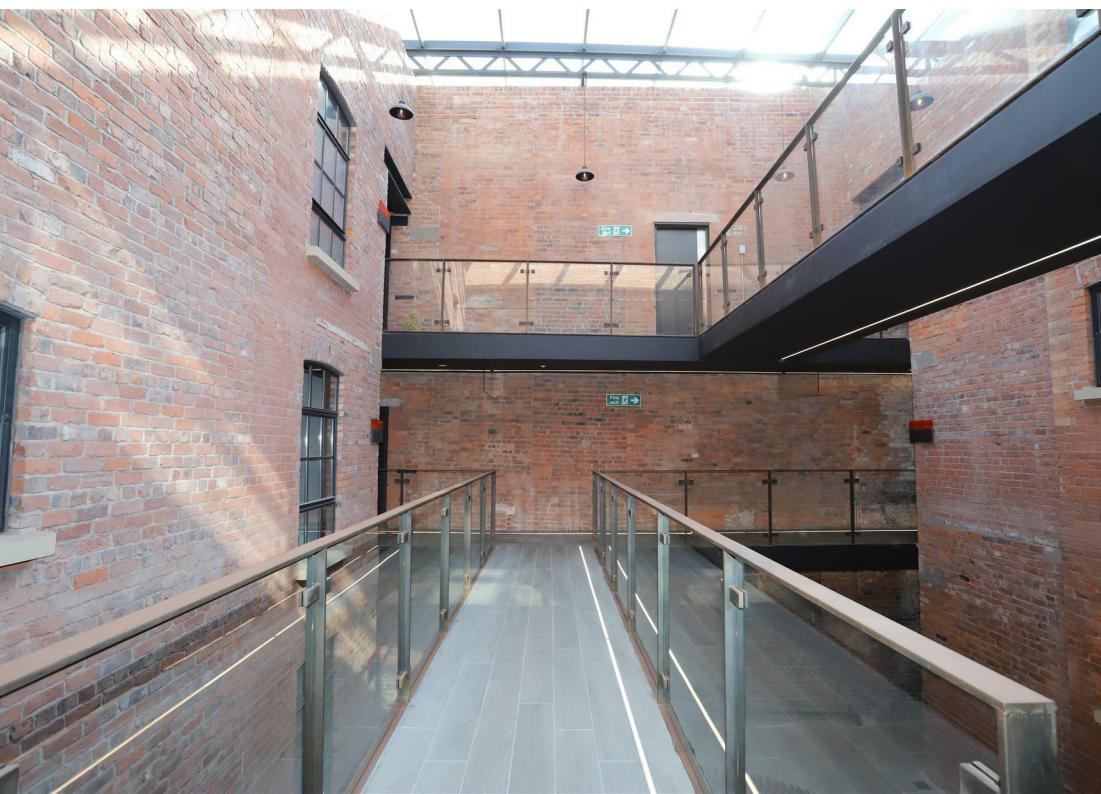
Located within the prestigious, pedestrianised St Ann's Square conservation area, the Lightwell offers immediate access to Manchester's cultural, retail, and leisure destinations, including Deansgate, the Royal Exchange Theatre, and Manchester Arndale. The apartments are finished to a high standard, featuring stylish kitchens and modern furnishings, while retaining original brickwork that adds character. By combining a prime central location with contemporary comfort, the development represents one of the city centre's most exclusive residential addresses.

### The Tour

Upon entering the apartment, you are greeted by a welcoming hallway with smart vinyl flooring, leading through to the rest of the accommodation. The spacious double bedroom is carpeted for comfort and attractive original period details that add character. The bathroom is fitted with a modern three-piece suite, including a bath with an overhead shower.

At the heart of the apartment is a generous open-plan kitchen and living area, filled with natural light from beautiful windows. The contemporary kitchen is designed with a central island and comes fully equipped with an oven, combi oven, hob, extractor fan, and fridge/freezer. This space seamlessly blends period charm with modern functionality, creating a stylish and inviting environment for both relaxing and entertaining.





## The Area

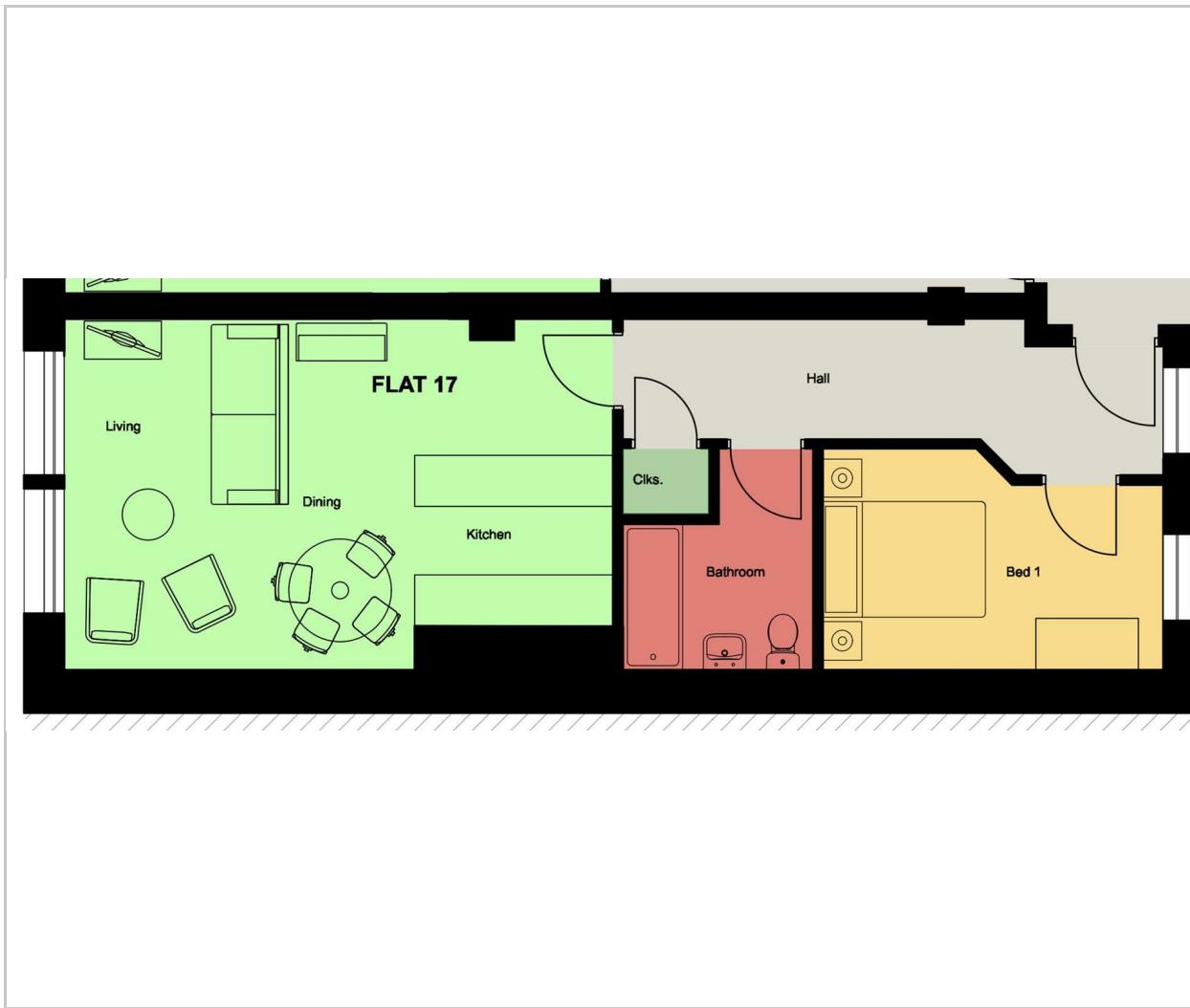
St Ann's Square is a historic, pedestrianised space in Manchester city centre, known for its mix of heritage architecture, cultural landmarks, and lively atmosphere. Anchored by St Ann's Church and the Royal Exchange Theatre, it sits within a conservation area and attracts heavy daily footfall. The square itself provides outdoor seating and hosts occasional events, while nearby Barton Arcade and Royal Exchange Arcade offer boutique shopping and cafés such as Pot Kettle Black. Within a short walk are major retail hubs like the Arndale and Deansgate, alongside a wide variety of restaurants, bars, and cultural venues. Though green space is limited in the square, larger parks such as Mayfield Park are within reach, making the area a vibrant blend of history, leisure, and urban living.

## Lease Information

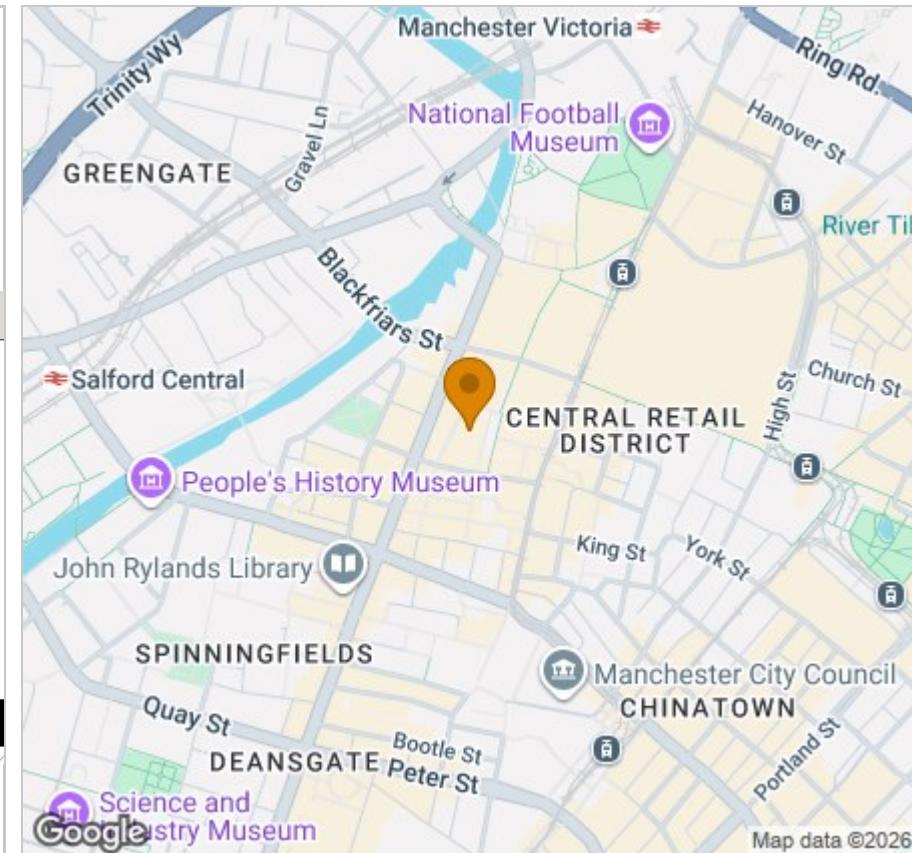
Lease Length and Years Remaining: 999 year lease & 999 years remaining  
Service Charge Per Annum: £2276.88 including buildings insurance  
Ground Rent Per Annum: Peppercorn

- One Bedroom
- One Bathroom
- Exposed Brickwork & Beams
- Located in St Ann's Square
- High Ceilings
- EPC Rating C
- Centrally Located
- Chain Free

## Floor Plan



## Area Map



## Energy Efficiency Graph

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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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