

## Ancoats Gardens, Bendix Street, Manchester, M4 5GH

**£288 Per Week**

A well-presented 1 bedroom apartment for rent located in the popular Ancoats Gardens development.

The property offers a bright open-plan living and dining area, modern fitted kitchen with integrated appliances and luxury bathroom suite.

Residents benefit from a 24-hour concierge, on-site co-working spaces, a duplex gym, and roof gardens with views across the city.

Situated in the heart of Ancoats, the apartment is within easy walking distance of local shops, cafés, restaurants, and Manchester city centre.

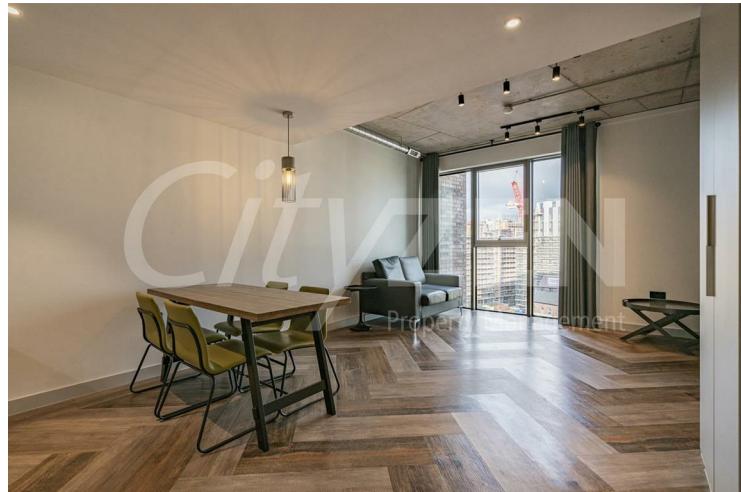
Comes furnished.

Available from now.

- 1 Bedroom apartment
- Concierge service
- Available from now
- Residents' gym, co-working areas, and roof gardens
- Furnished
- Central Ancoats location



**ANCOATS GDNS**



**RECEPTION**



**ENTRANCE**



**RECEPTION**



**KITCHEN**



**RECEPTION**



**RECEPTION**



**BEDROOM**



**KITCHEN**



**BATHROOM**

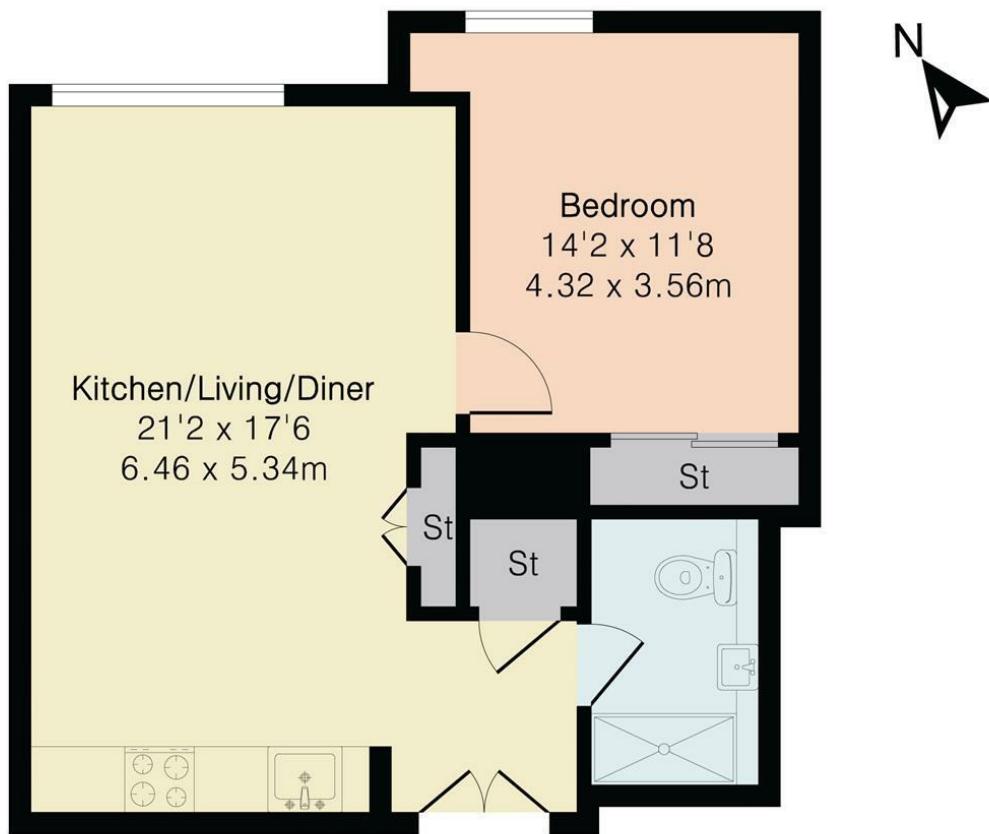


**BEDROOM**

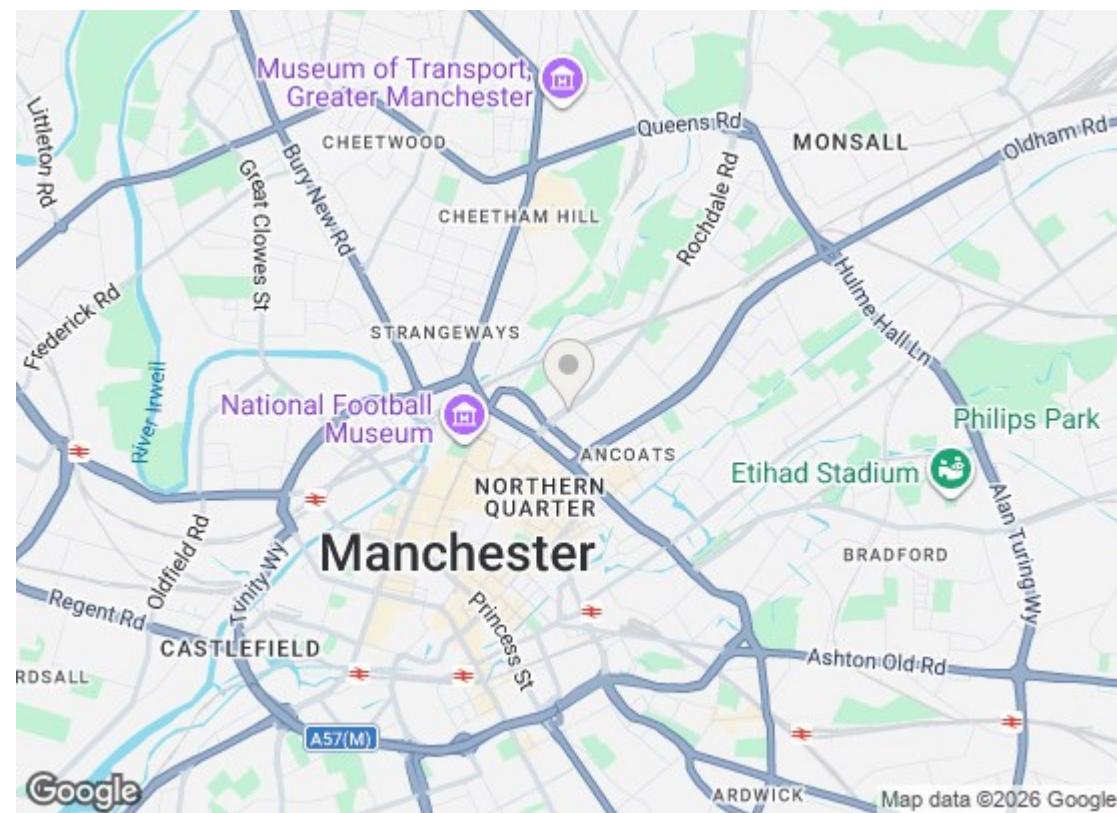


**BATHROOM**

# Approximate Gross Internal Area 499 sq ft - 46 sq m



Seventh Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.