



Apt 315 Ancoats Gardens, 30 Bendix Street, Ancoats, Manchester, M4 4JR

We are pleased to have for sale this stunning two bedroom apartment found on the 3rd floor of Ancoats Gardens, Manchester. The standout features of the building are two stunning rooftop terraces, a residents lounge, 24/hour concierge and Hyrox style gymnasium. The property comprises of herringbone flooring throughout, there is a spacious lounge with exposed concrete ceiling and kitchen with integrated appliances and floor to ceiling windows, two double bedrooms with fitted wardrobes and the master including an en-suite, there is also a modern family sized bathroom. No Chain. EWS-1 Available.

Asking Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hallway

A spacious open hallway with herringbone-style flooring. Utility cupboard with plumbing for a washing machine and further cupboard with shelving.

Kitchen / Lounge

22'8" x 12'3"

The kitchen has integrated fridge / freezer, microwave, oven / hob, dishwasher, inset sink with mixer, under cabinet lighting. The spacious lounge has herringbone style flooring, exposed concrete ceiling, floor to ceiling window, spot lighting, electric power sockets.

Bedroom One

24'0" x 11'3"

Herringbone style flooring, fitted wardrobe, spot lighting, floor to ceiling window, access to the en-suite.

Bedroom Two

15'5" x 10'3"

Herringbone style flooring, fitted wardrobe, spot lighting, floor to ceiling window.

Shower Room

8'6" x 4'7"

Enclosed shower cubicle with shower attachment and mixer, fitted mirror with complimentary lighting, heated towel rail, low level W.C, hand wash basin.

Externally

Concierge, co-working spaces with complimentary Wi-Fi, a concierge service, a fully equipped gym, and impressive rooftop gardens offering panoramic city views.

Additional Information

Service Charges: £4,494.00

Ground Rent: £349.95

Lease : 850 years from 2023. The ground rent increases on the 10th anniversary of the commencement of the term and every 5 years thereafter, this is based on RPI

Epc Rating- B

Council Tax Band- D

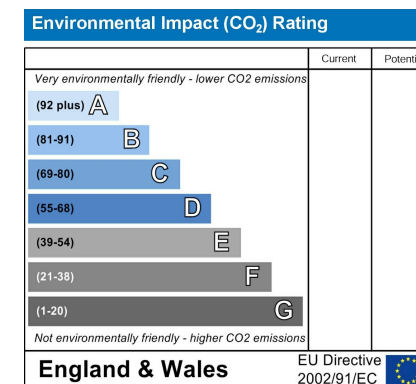
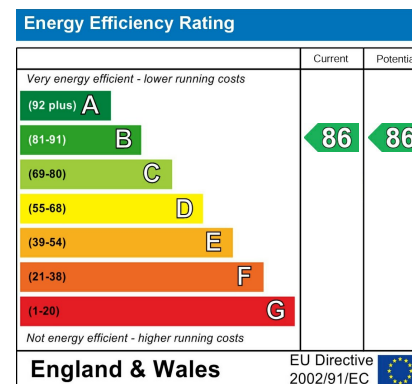
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Agents Notes

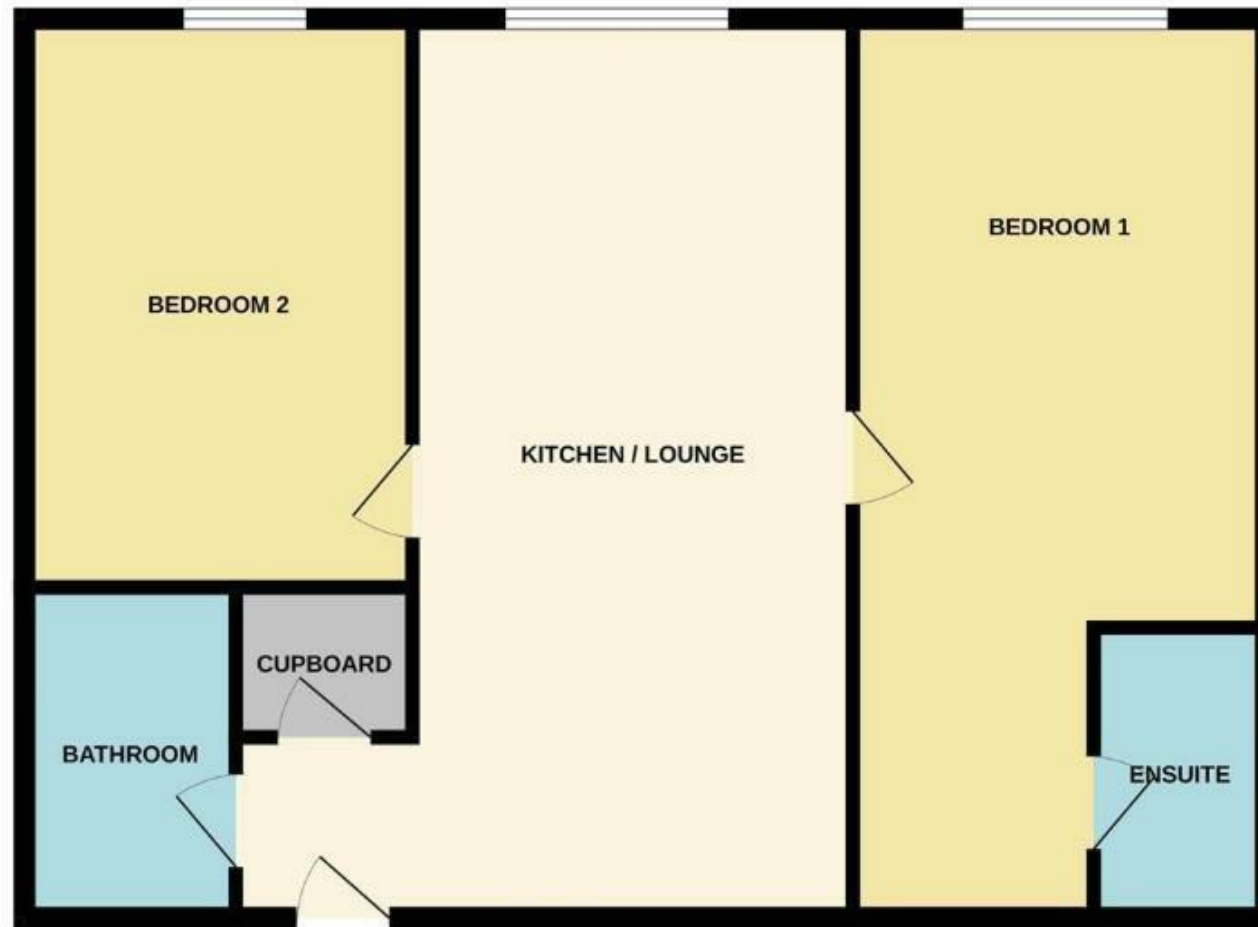
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