



RESIDE
MANCHESTER



406 Deluna House 2 Cornell Street
Ancoats, Manchester, M4 5EF

Asking Price £229,000



406 Deluna House 2 Cornell Street

Ancoats, Manchester, M4 5EF

This spacious one bedroom apartment is on the fourth floor of Deluna House in Ancoats.

Benefiting from an open plan living/kitchen area with a Juliet balcony and floor-to-ceiling windows. The apartment has a high quality finish throughout, this includes Neff appliances, LVT flooring and a modern specification.

Deluna House is in the heart of Ancoats, seconds from Cutting Room Square and the Northern Quarter where many independent bars, cafes and restaurants are situated. You're only a short walk to both Piccadilly Train Station and Victoria Station for longer commutes outside of Manchester City Centre.

The apartment is being sold fully furnished.

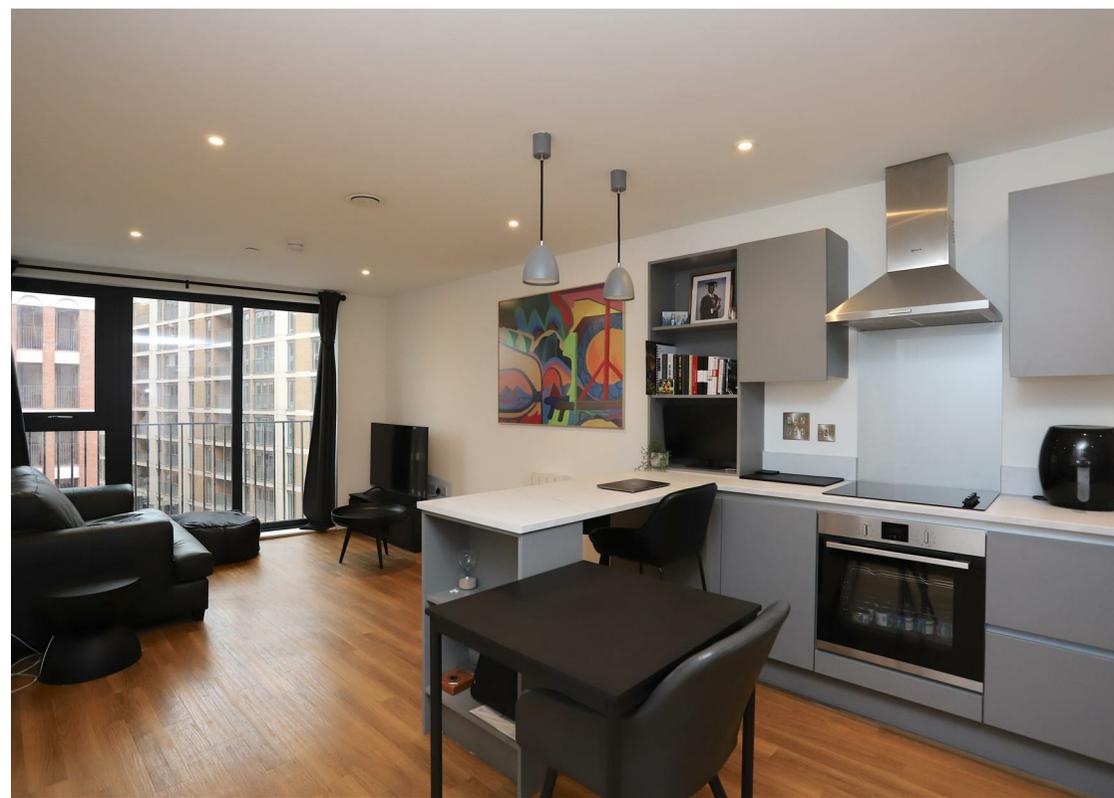
The Tour

Deluna House is a development with a great community feel. With only 38 apartments spread across 6 floors, this apartment is on the 4th Floor.

Living/kitchen area: Amtico Honey Oak flooring, floor to ceiling windows with a Juliet balcony, handleless door and drawer fronts with composite 25mm square-edged work surfaces. Integrated Neff ceramic hob, oven cooker hood, integrated Zanussi fridge-freezer and automatic dishwasher, undermount composite sink unit with swan neck monoblock mixer tap.

Bedroom: Wool twist carpet, floor to ceiling windows, TV and satellite point, ample storage including underbed drawers.

Bathroom: Jack and Jill bathroom with porcelanosa tile flooring and porcelanosa ceramic tiled walls. 3 piece suite with Lecico sanitaryware, rainhead shower over bath, large mirror and heated chrome towel rail and down lights.





The Area

Deluna House is located in Ancoats, surrounded by a host of independent businesses including Blossom Street Social and Jane Eyre. You also have the Tesco Express on your door step. And you're only a couple of minutes walk from New Islington Marina which is perfect for a short walk or a meal with tranquil views. The Northern Quarter, as well as Piccadilly Train Station are within a 10-15 minute walk away.

Lease Information

Length of lease - 247 years remaining.
Service charge - £1,425.74 per annum.
Ground rent - Peppercorn.

- One Double Bedroom & One Bathroom
- 538 Sq Ft
- Juliet Balcony
- No Onward Chain
- Ancoats Location
- EPC Rating B
- 4th Floor Apartment
- Completed 2022
- EWS1 Form Available
- Apartment Sold Fully Furnished

Floor Plan



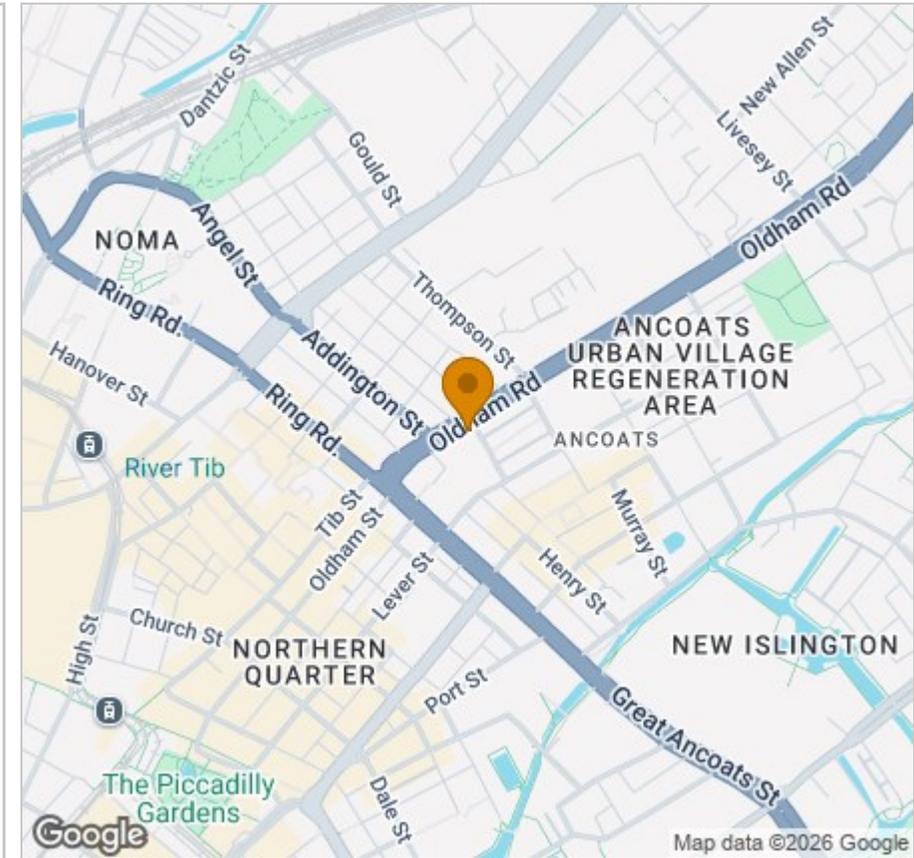
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY
 Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com

Area Map



Energy Efficiency Graph

