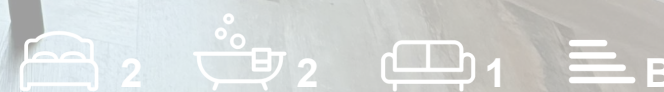




RESIDE  
—  
MANCHESTER

Ancoats Gardens 30 Bendix Street  
Manchester, M4 5GJ

Asking Price £340,000



# Ancoats Gardens

Manchester, M4 5GJ

A superb two bed two bathroom apartment located on the sixth floor of this stunning development in Ancoats.

The apartment benefits from a private balcony, underfloor heating, excellent specification throughout and secure underground car parking.

The development has a welcoming co-working area - ideal if you want to work from home sometimes - as it is very spacious and relaxing. There is full time concierge reception and a very well equipped residents gym spread over two floors, as well as 2 x communal residents roof gardens.

This development offers everything you could ask for in terms of location, facilities, specification and the ability to enjoy your wonderful apartment and the benefits of working from the residents lounge, a gym and enjoying the residents events on the roof terraces provided by the management company.

## General

Full time concierge service (8am-8pm Mon-Fri and 8.00-4.30 Sat)

Underfloor heating throughout, exposed concrete ceilings and video intercom system.

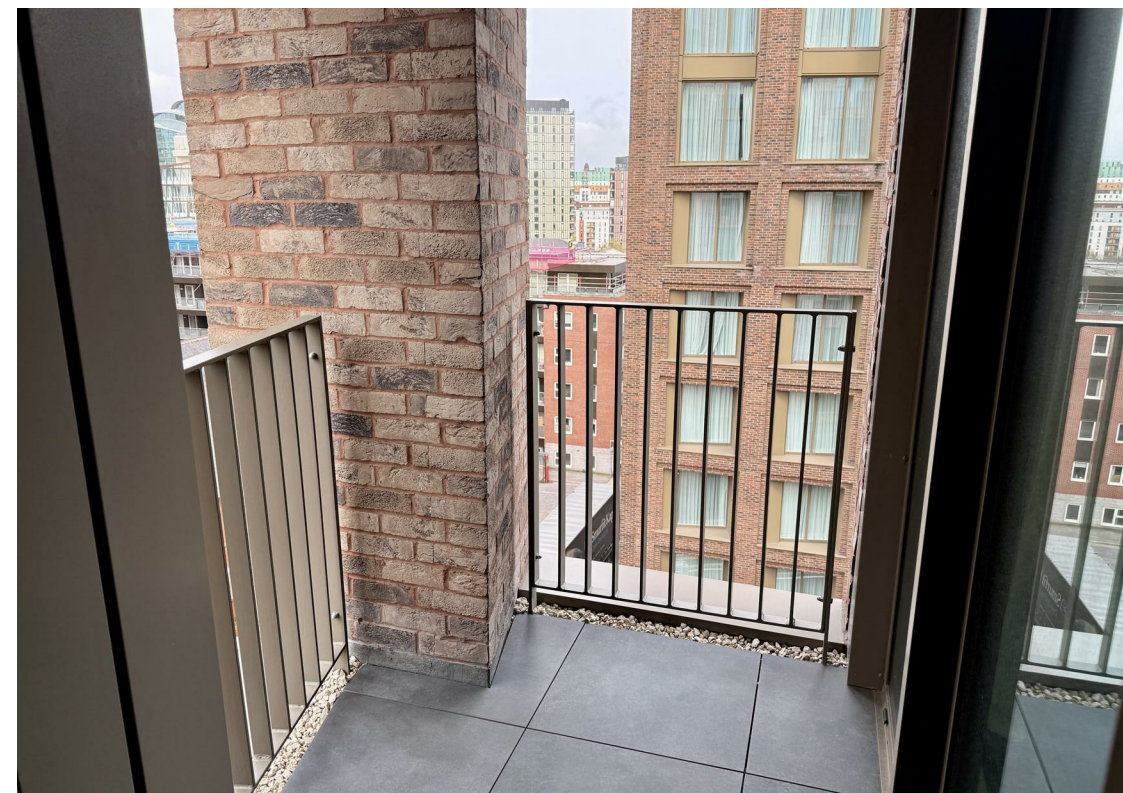
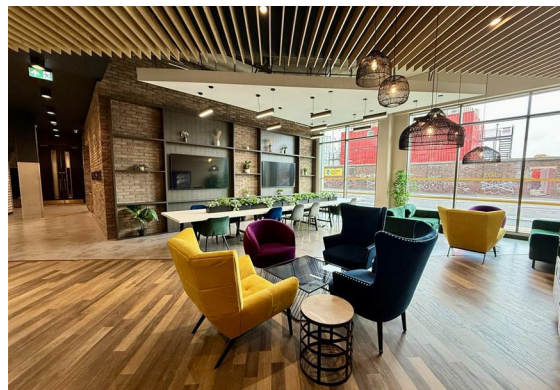
## Hallway

Further built in wardrobes / storage as well as a walk in storage cupboard housing an Indesit washer dryer.

## Kitchen

The kitchen benefits from a granite work surface with wall and base units with integrated Indesit fridge freezer and dishwasher. Built in Bosch electric oven, hob and microwave.

## Bathroom





Boutique hotel style bathroom with walk in showers, Duravit sanitaryware and Cifial fittings.

- Two Bedrooms
- Two Bathrooms
- Secure Underground Car Parking
- 788 sqft
- Private Balcony
- 2 x Roof Terraces
- Residents Gym
- Co-working area
- Sixth Floor
- EPC Rating B



## Floor Plan



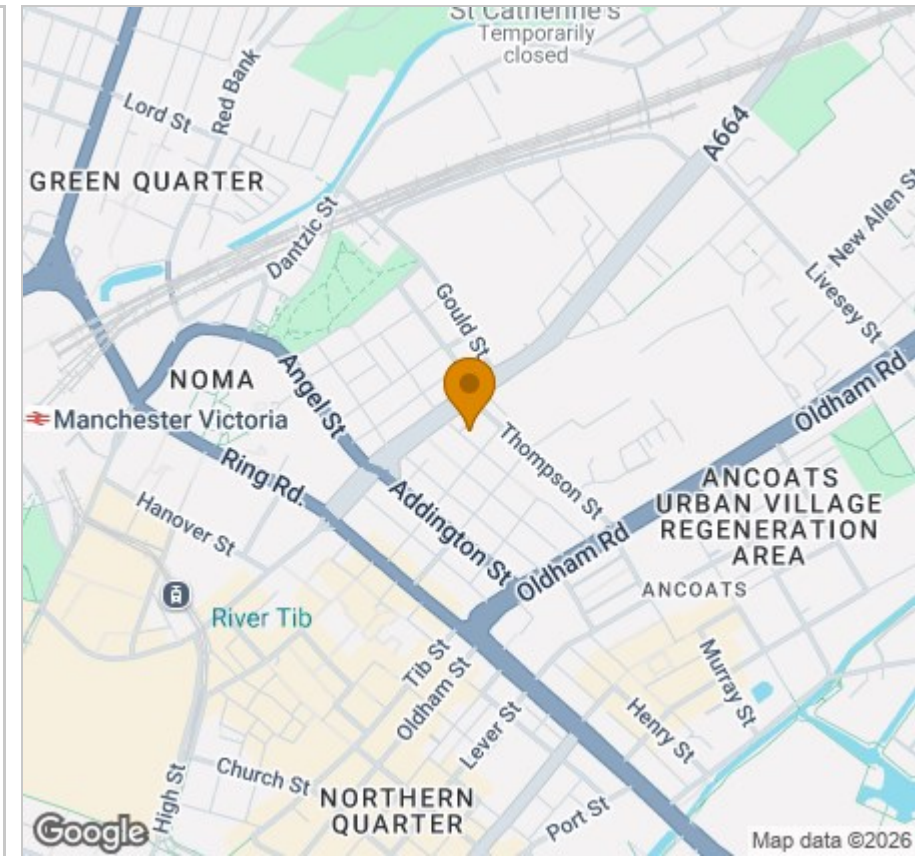
## Viewing

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.reside-property.com

## Area Map



## Energy Efficiency Graph

