



NPP RESIDENTIAL

SALES + LETTINGS




Victoria House, Great Ancoats Street, Manchester
£2,100 pcm

Coming soon to the market stunning two-bedroom apartments located in the brand new Victoria House residence in Ancoats. This building benefits from gym, concierge and a communal terrace and co working space. Pre-register your interest now!

- Ancoats location
- Available from end of April onwards
- Available furnished
- Brand new development
- Co working space
- Communal terrace
- concierge
- Gym
- Minute walk to New Islington tram stop

Energy Efficiency Rating

| | Current | Potential |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> (92-100) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| | |
|------------------------|---------------------------------------------------------------------------------------|
| Viewing | Strictly by appointment with NPP Residential - Head Office Telephone 0161 639 0050 |
| Reference | RL1011 Council Tax Band: TBC |
| Additional Information | Deposit: £2,423.07 Holding Deposit: £484.61 |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.