



# Ancoats Gardens, Bendix Way, Manchester

£324,000 Leasehold

Luxury 2-bed apartment

## Description

A WELL-PRESENTED TWO-BED, TWO-SHOWER ROOM APARTMENT WITH PRIVATE BALCONY LOCATED IN THE PRIME LOCATION OF ANCOATS. This property benefits from an open-plan kitchen, dining and living area. Two double bedrooms, one with an en-suite and both come with built-in wardrobes.

Ancoats Gardens also comes with an exclusive double-storey gymnasium, private gardens, a coffee roastery and shared social space for residents. Suitable for owner occupiers, or those looking to expand their property investment portfolio each apartment will come equipped with underfloor heating, advanced audio intercom systems and high-spec Bosch appliances, whilst exposed concrete and feature walls will create maximum design appeal. The apartments will also benefit from a maximum ceiling height of 2.7m, almost half a metre higher than those found in traditional city-centre apartments. This extra space aims to provide tenants with a generous luxury living space not typically found elsewhere.

The property is located in Ancoats which is a happening neighbourhood known for its electric food and drink scene. Scandinavian eateries, Japanese teahouses and Mexican restaurants, to name a few, sit alongside craft breweries and speakeasy-style bars. Everything you will require is within walking distance of the property and will give you the city living experience.



Council Tax Band: D

Tenure: Leasehold (849 years)

Ground Rent: £317 per year

Service Charge: £4,200 per year

## **Tenure**

Leasehold





## Floor Plan

Floor area 71.5 m<sup>2</sup> (770 sq.ft.)

**TOTAL: 71.5 m<sup>2</sup> (770 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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