




Victoria House, Great
Ancoats Street,
Manchester
£1,800 pcm

**THIS PROPERTY WILL BE
FULLY FURNISHED**

NPP Residential are delighted to introduce to the market this LUXURY 8th floor apartment located in the brand new Victoria House development. This stunning development benefits from a communal terrace, gym, concierge and co working space.

- Ancoats location
- Available May
- Canal views
- concierge
- Floor to ceiling windows
- Gym
- Large open plan kitchen and living area
- Minute walk to New Islington tram stop
- Property will be fully furnished
- Video tour available

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> (92-100) A | | |
| (81-91) B | 84 | 84 |
| (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 | RL1030 Council Tax Band: TBC |
| Additional Information | Deposit: £2,134.61 Holding Deposit: £426.92 |

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.