



# Keepers Quay, Ancoats, Manchester

Offers Over £375,000 Leasehold

2 bed apartment

## Description

Unwind in a serene space filled with natural light from front to back, nestled in the heart of Ancoats overlooking the canal at Keepers Quay. Extra-high ceilings and a dual-aspect design create an airy atmosphere, enhancing the sense of openness in this beautifully lit 2-bedroom apartment.

Constructed with Cross Laminated Timber (CLT), the walls and ceiling offer both energy efficiency and sustainability—helping to retain warmth in winter while allowing the building to breathe in summer. The natural radiata pine finish is paired with sleek ceramic flooring, adding both visual contrast and easy maintenance.

The open-plan kitchen, dining, and living area flows seamlessly onto a generously sized private balcony overlooking the marina—an ideal spot to enjoy your morning coffee while taking in the scenic views. The apartment includes two bedrooms, a stylish bathroom with a shower over the bath and a separate basin, plus an additional WC with integrated utility space.

Keepers Quay is surrounded by a thriving community of independent businesses, including the renowned Pollen Bakery, Flawd wine bar and bottle shop, Rudy's pizza, and the Michelin-starred Mana. Whether you prefer cycling to work, strolling along the canal, or grabbing a quick bite and a coffee, everything you need is right on your doorstep.



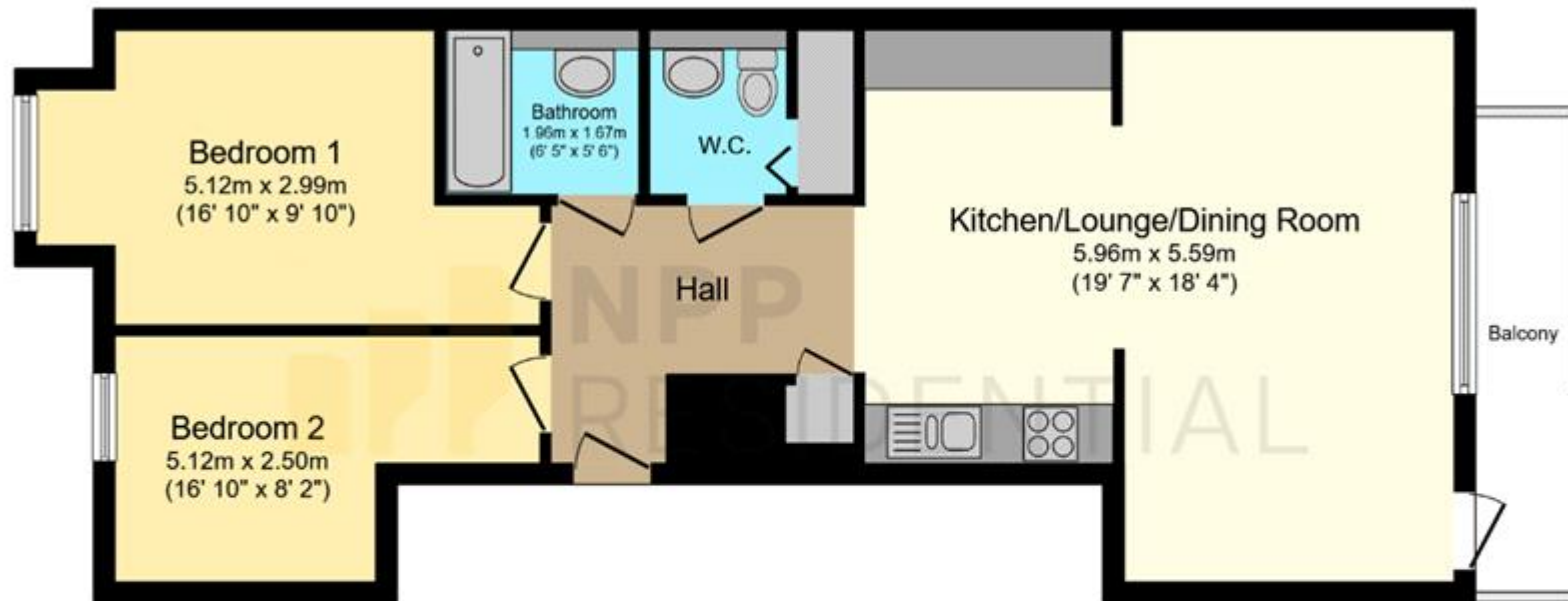
For added convenience, the Northern Quarter and Piccadilly Train Station are only a 10–15 minute walk, making this location perfect for both city living and commuting.

- Council Tax Band: C (Manchester City Council)
- Tenure: Leasehold (229 years)
- Ground Rent: £250 per year
- Service Charge: £2,700 per year
- Service charge includes buildings insurance
- Parking options: Residents

**Tenure**

Leasehold





## Floor Plan

Floor area 68.1 m<sup>2</sup> (733 sq.ft.)

**TOTAL: 68.1 m<sup>2</sup> (733 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>		
(69-80) <b>C</b>	<b>80</b>	<b>80</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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