



Victoria Mill, Lower Vickers Street

£150,000 Leasehold

2-bedroom apartment

Description

Welcome to Victoria Mill, a remarkable Grade II listed building combining historic charm with modern luxury.

This spacious 2-bedroom, 1-bathroom apartment offers an ideal balance of comfort and style. As you step inside, you'll be greeted by a welcoming hallway that leads into the heart of the home. The open layout provides a sense of freedom, with generously sized rooms that allow for flexible living arrangements. Large windows throughout flood the space with natural light, creating a bright and airy atmosphere. Whether you're relaxing in the cosy living area or preparing meals in the well-designed kitchen, the abundance of light and open flow make this apartment perfect for modern living. The two bedrooms offer ample space for personalization, and the bathroom is both functional and well-appointed

Situated just moments from the popular Ancoats Marina and Manchester Piccadilly Station, Victoria Mill offers exceptional convenience for city professionals, with Manchester's vibrant Northern Quarter, the universities, and key attractions such as the Co-op Arena and Etihad Stadium all within easy reach. This striking waterside development is nestled along a scenic canal, offering a peaceful retreat while remaining well-connected to the heart of the city.

This apartment is an ideal opportunity for both homebuyers and



investors alike. For prospective homeowners, it offers a perfect blend of comfort, convenience, and modern living, with spacious rooms, contemporary finishes, and an unbeatable location close to schools, shopping, and transportation. Investors will find it equally appealing, with strong rental potential (7% RENTAL YIELD) in a high-demand area, offering steady cash flow and long-term value appreciation.

Whether you're looking for a place to call home or a property to add to your investment portfolio, this apartment promises both lifestyle and financial benefits.

Council Tax Band: A (Manchester City Council)

Tenure: Leasehold (113 years)

Ground Rent: £375.1 per year

Service Charge: £2,304 per year

125 year lease from August 2014.

Parking options: Off Street, Residents

Tenure

Leasehold



Floor Plan

Floor area 77.6 sq.m. (835 sq.ft.)

Total floor area: 77.6 sq.m. (835 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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 NPP Residential - Head Office
 22 Lloyd Street, Manchester M2 5WA
 Tel: 0161 639 0050 Email: info@nppresidential.co.uk Website: <https://nppresidential.co.uk/>