



Ancoats Gardens

£310,000 Leasehold

2 bedroom apartment for sale

Description

Experience luxury city living in this spacious, modern 2 double-bedroom, 2-bath apartment, in the highly sought-after Ancoats Gardens development. Offering an abundance of natural light, sleek contemporary design, and a private balcony with elevated views, this apartment perfectly blends style, comfort, and convenience.

Step inside and you'll immediately notice the attention to detail: underfloor heating, advanced audio intercom, high-spec Bosch appliances, and striking exposed concrete and feature walls that give the home a truly modern, design-led feel. With impressive 2.7m ceilings (far higher than typical city-centre apartments), the space feels open, airy, and exceptionally inviting. Both double bedrooms are generously sized, and the two bathrooms are finished to a premium standard.

Residents of Ancoats Gardens enjoy outstanding on-site amenities, including a concierge service, beautiful co-working space, fully equipped gym, and a breath-taking rooftop terrace with panoramic views. The development also boasts an exclusive double-storey gymnasium, private gardens, a coffee roastery, and shared social spaces, creating a vibrant and community-focused environment.

Whether you're an owner-occupier seeking a luxurious home or an investor looking to expand your portfolio, this development offers exceptional appeal and long-term demand.



Located in the heart of Ancoats, one of Manchester's most vibrant and desirable neighbourhoods, you'll be moments from its thriving food and drink scene. A vibrant selection of independent eateries, global cuisine, artisan cafés, craft breweries, and speakeasy-style bars are all just moments away. Everything you need is within walking distance, giving you the full, effortless city-living experience.

Council Tax Band: D (Manchester City Council)

Tenure: Leasehold (847 years)

Ground Rent: £345 per year

Service Charge: £4,341.2 per year

Lease length - 850 years from 2023.

Tenure

Leasehold

Approx Gross Internal Area
63 sq m / 682 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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