



Victoria House, Great  
Ancoats Street,  
Manchester  
£1,700 pcm

AVAILABLE MAY\* Stunning  
16th floor two-bedroom  
apartment located in the brand  
new Victoria House residence  
in Ancoats. This building  
benefits from gym, concierge,  
communal terrace and co  
working space.

- Available January
- Ancoats location
- Brand new development
- Deposit free option available
- Close to major transport links
- Co working space
- concierge
- Fully furnished to a very high standard
- Gym
- Floor to ceiling windows

## Energy Efficiency Rating

|                                                                         | Current                    | Potential                                                                             |
|-------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i><br><b>(92-100) A</b> |                            |                                                                                       |
| <b>(81-91) B</b>                                                        | <b>82</b>                  | <b>82</b>                                                                             |
| <b>(69-80) C</b>                                                        |                            |                                                                                       |
| <b>(55-68) D</b>                                                        |                            |                                                                                       |
| <b>(39-54) E</b>                                                        |                            |                                                                                       |
| <b>(21-38) F</b>                                                        |                            |                                                                                       |
| <b>(1-20) G</b><br><i>Not energy efficient - higher running costs</i>   |                            |                                                                                       |
| <b>England &amp; Wales</b>                                              | EU Directive<br>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<br>0161 639 0050 |
| Reference              | RL1009<br>Council Tax Band: TBC                                                       |
| Additional Information | Deposit: £1,961.53<br>Holding Deposit: £392.30                                        |

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.