



## Nuovo Apartments, Manchester

### Asking Price Of £200,000

Julie Twist Properties are delighted to present this one bedroom apartment located on the fifth floor of Nuovo Apartments, Ancoats. The apartment has a good size open plan kitchen/living area and the kitchen is fully fitted with integrated appliances. There is a main bathroom, with a bath and shower overhead, and a well sized double bedroom which facilitates plenty of storage space.

- One Double Bedroom
- Open Plan Living and Kitchen Area
- Three Piece Bathroom
- Fifth Floor
- Lift Access
- In The Heart of Ancoats
- No Onward Chain
- 15 Minute Walk To Piccadilly Station

## DESCRIPTION

Nuovo Apartments are located in Ancoats, a very desirable location and where some of Manchester's most highly reviewed restaurants are positioned. New Islington Marina also neighbors Ancoats and offers lovely outdoor space with canal side views. Piccadilly station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The main shopping areas of Market Street and the Arndale are only ten minutes' walk away and the hustle and bustle of the Northern Quarter is only 5 minutes' walk away.

## GENERAL

Rental Yield: 6.9% (Based on expected rental price of £1150pcm)  
Service Charge (Includes Buildings Insurance): £2068 per annum  
Ground Rent: £375.10  
Lease: 250 Years from January 2024  
Square Footage: 570 sq.foot 53 sq. meter approximately  
Council Tax Band: B  
Management Company: Urban Bubble

## HALLWAY

Wooden flooring, spotlights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

## BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

## BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, ceiling lights.

## LIVING ROOM

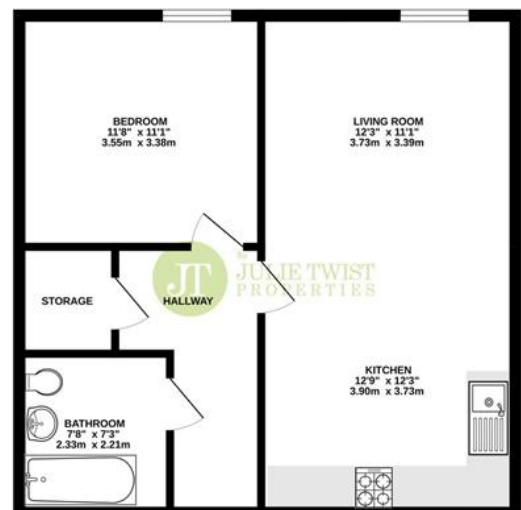
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

## KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, wooden flooring, spotlights and extractor.



FIFTH FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the location and dimensions of the fixtures and fittings, measurements of items, materials, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation, or efficiency or any other aspect.  
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