



## **Alumni Buildings, Ancoats**

**Asking Price Of £240,000**

RESERVATIONS NOW AVAILABLE FOR THIS DEVELOPMENT

We are pleased to launch this excellent new development, Alumni Buildings Ancoats Manchester M4. The development will provide in total 20 apartments to include duplexes and penthouses from 1, 2 and 3 bedroom apartments. The Penthouse apartments will benefit from a parking space each, there will be a subscription car club service operated by Alphabet, part of the BMW Group for the other apartments which provides access to vehicles on a reservation basis as needed on a pay-as-you-go system.

- One Bedroom
- 768 sqft Living Space
- Ground Floor
- Bed Deck
- Private Entrance
- Ancoats Location
- Close to Northern Quarter
- Completion Spring 2017

## Description

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Situated in the Ancoats area of Manchester, Alumni Buildings is just a short walk away from the Northern Quarter, five minutes from the centre of Manchester, and has excellent transport links in and out of the city via road and public transport, making this development a must buy for both home-owners and buy to let investors alike.

Alumni Building has two distinct sections, a conversion of the existing Victorian buildings fronting George Leigh Street and a wholly modern addition to the corner of the site fronting both George Leigh Street and Cotton Street. The two building elements are arranged around a secure central courtyard garden area for residents.

The conversion section offers a carefully considered approach to the re-use of the buildings, the scale of the original generously proportioned floor-to-ceiling heights is retained as are any key architectural features. Large windows provide plenty of natural light to the generous living spaces, many with views over the City skyline. Ground floor homes have their own front door, either directly off George Leigh Street or from the courtyard.

The new addition to Alumni provides the best of contemporary apartment living in a purpose-built, modern structure. Spacious and well-appointed with generous floor to ceiling windows in most apartments, the building is a direct contrast to the Victorian conversion but suitably compliments its older neighbour.

Internally however both blocks share many similarities, high quality finishes and excellent build quality with German manufactured kitchens and premium bathrooms boasting fittings by Villeroy & Boch. A range of upgrades and bespoke enhancements are offered to make your home at Alumni truly unique.

For more information please speak to our sales team.

(Please note: The marketing photos are not of the individual apartment, they are CGI marketing photos)



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.