



JULIE TWIST
PROPERTIES



Connect House, Henry Street, Ancoats, Manchester

Asking Price Of £250,000

Welcome to Ancoats, a vibrant neighborhood in the heart of Manchester that seamlessly blends rich industrial history with contemporary urban living. Known for its eclectic mix of stylish apartments and historic warehouses, Ancoats has become one of Manchester's most sought-after locations. Residents enjoy a thriving arts scene, with trendy cafes, acclaimed restaurants, and boutique shops just a stone's throw away. The iconic New Islington Marina offers picturesque waterfront views, perfect for leisurely strolls or enjoying a meal al fresco. With excellent transport links to the city center and beyond, Ancoats is ideal for those who appreciate the convenience of urban life while being able to retreat to a unique and charming community.

- Converted Development
- Spacious Duplex Apartment
- Paved Private Terrace
- Two Double Bedrooms
- Two Bathrooms
- Ancoats Location
- Minutes Walk to Northern Quarter
- Walking Distance to New Islington Marina



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DESCRIPTION

Julie Tw ist Properties are proud to present this duplex apartment located in Connect House, Henry Street. The apartment is located on the second floor and consists of two double bedrooms, two bathrooms and a large open plan living and kitchen area. The apartment also provides access to a large sun terrace which can be accessed via the living area. This duplex apartment is spread over two floors and spans over 1,000 square feet.

GENERAL

Rental Yield: 6.72% based on an expected rental income of £1400pcm
Service Charge: £4032 per annum
Ground Rent: £261.85 per annum
Ground Rent Review Period: Review ed every 10 years. Next reviewed in 2030.
Lease: 226 Years Remaining
Square Footage: 1,017 Square Feet
Council Tax Band: D
Management Company: RMG Living

HALLWAY

Laminate 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 w ith mixer tap, heated towel rail, partially tiled w alls, tiled flooring, extractor and spotlights.

BEDROOM

Double glazed w indow , carpeted flooring, wall mounted heater, phone/TV point and ceiling lights

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, laminate flooring, spotlights and extractor.

LIVING ROOM

Double glazed door onto balcony, laminate flooring, wall mounted heater, phone/TV point and ceiling lights.

BALCONY

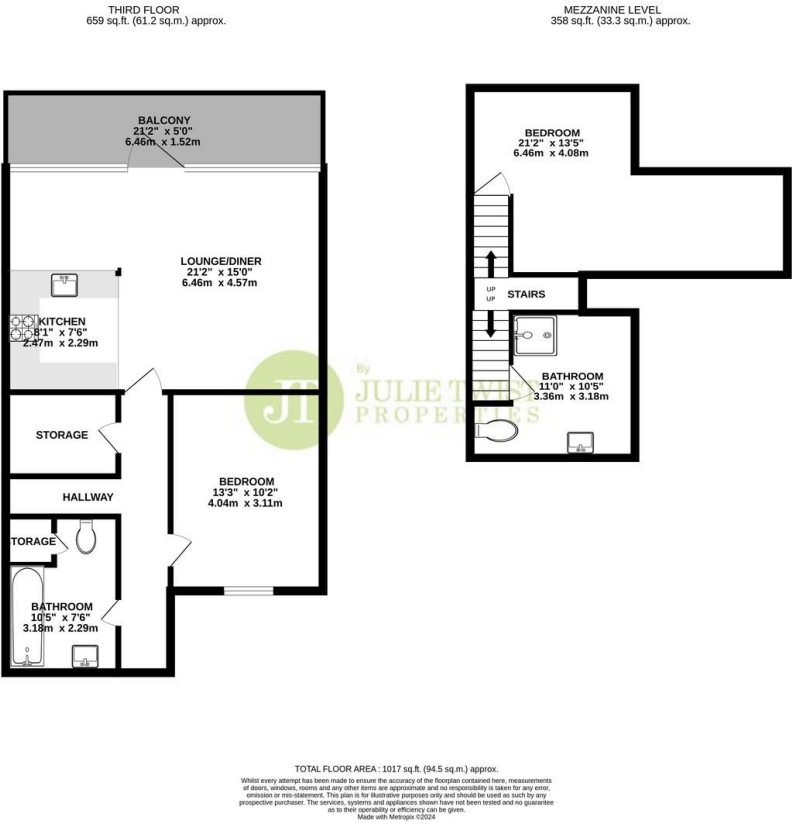
Accessed via the living room by a large double glazed door.

BEDROOM

Located on the mezzanine level, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

BATHROOM

Comprises of a shower cubicle, WC, w ash hand basin with mixer tap, heated towel rail, partially tiled w alls, tiled flooring, extractor and ceiling lights



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.