



# MURRAY STREET ANCOATS

## £450,000

 2 BEDROOMS

 2 BATHROOMS

 1 RECEPTION

 EPC GRADE:- C



### VITALSPACE

INDEPENDENT ESTATE AGENTS

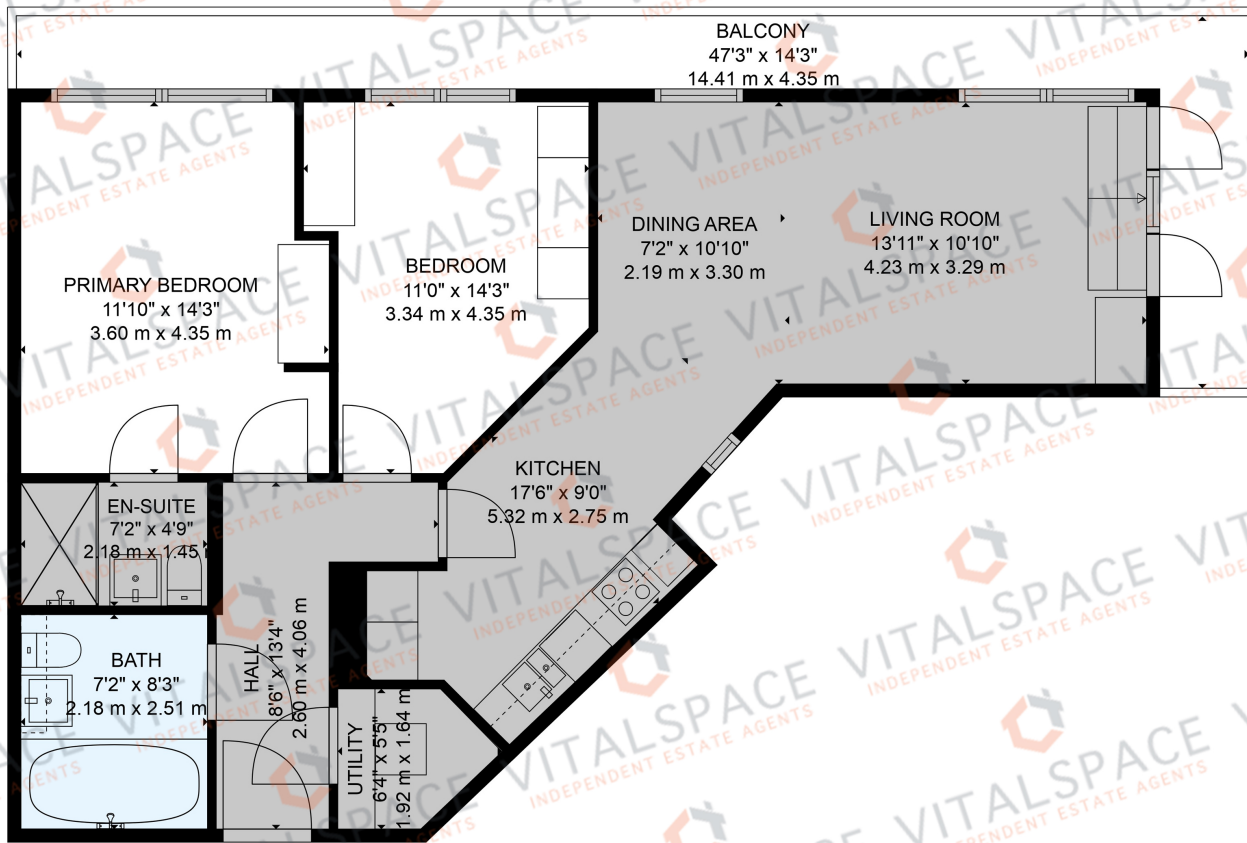


## Murray Street, Ancoats, M4 6HS

**\*\*VIDEO TOUR\*\* - \*\*SECURE PARKING\*\* - VITALSPACE ESTATE AGENTS** are pleased to offer for sale this impressive TWO DOUBLE BEDROOM, 1000 sqft apartment positioned within the historic Royal Mill estate in the heart of Ancoats Urban Village. Located just a short walk from Manchester's Northern Quarter, The Kennedy Building was completed by Renaker in 2014, surrounded by converted former textile warehouses, historic mills, cobbled streets and canals. With a mixture of 1, 2 and 3 bed units, the development is arranged over eight floors with secure undercroft parking to the ground floor. Featuring 24 hour concierge services, this highly desirable seventh floor apartment benefits from a bright corner aspect with accommodation that briefly comprises; a welcoming entrance hallway with useful storage cupboard; an open plan living dining room with access onto a wrap around balcony and a modern integrated kitchen complete with a host of appliances. The entrance hallway provides entry into a large master bedroom with a luxury tiled en-suite shower room alongside a second double bedroom serviced by a three piece bathroom with Villeroy and Boch sanitary ware and Hansgrohe fittings. Without doubt, one of the main attracting features of this apartment is the unique wrap around balcony providing stunning open aspect views. Ancoats is located within easy walking distance to Piccadilly and Victoria train stations, Shudehill and Piccadilly Gardens bus interchange and numerous Metrolink stops, meaning public transport is an option everywhere. Ancoats also sits next to the inner city ring road giving great access to motorway links out of the city centre. The property also benefits from a secure allocated parking space and an EWS1 with B1 Rating.







## Features

- Two Bedroom Apartment
- Seventh floor position
- Central Ancoats Location
- EWS1 with B1 Rating
- Wrap around balcony
- Secure allocated parking
- Two luxury bathrooms
- Bright corner aspect
- 24 Hour Concierge
- Ancoats Urban Village

## Frequently Asked Questions

How long have you owned the property for? 2014

How old is the boiler and when was it last inspected? OSO Electric hot water system

Reasons for sale of property? Upsizing

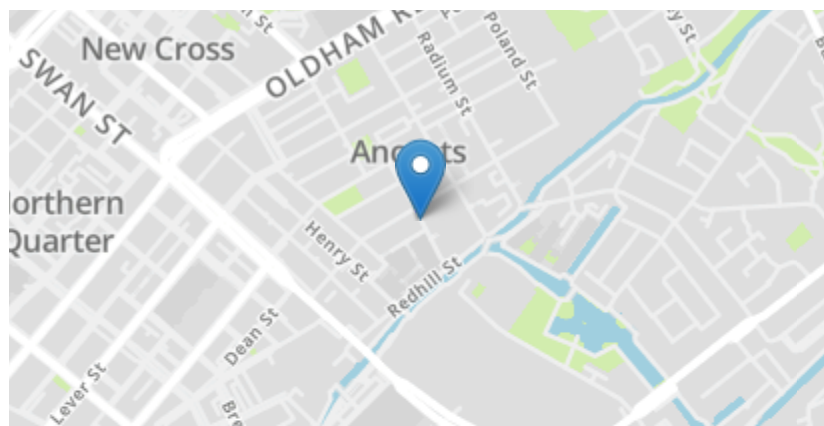
Leasehold- 250 years from 2013, Increases every 10 years in line with RPI

Ground Rent - £300.00 per year

Service Charge - £259.36 per month

Management company - Zenith

If you would like to submit an offer on this property, please visit our website – <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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