



## 11 CONNECT HOUSE 1 HENRY STREET MANCHESTER, M4 5DA

£240,000  
LEASEHOLD

Situated in the iconic Connect House, which is a part of the Grade II listed Express Buildings development, is this breath-taking duplex apartment. Located in the highly desirable Northern Quarter, with its abundance of cosmopolitan bars, clubs, restaurants, and cafes. The transport links in this area are second to none with both Victoria and Piccadilly train stations and tram stops only 5 minutes away, as well as the New Islington tram stop close by.

This amazing apartment briefly comprises a large bright living space consisting of a lounge with dining area that is flooded with light thanks to extremely large windows, and a fitted kitchen with integrated appliances. On this floor there is a double bedroom along with the first of two luxury bathrooms suites. Upstairs is the large second bedroom and across the landing is a beautiful second bathroom suite, with double shower cubical. This apartment is being offered for families, first time buyers & Investors.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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