



207 NUOVO 59 GREAT ANCOATS STREET MANCHESTER, M4 5AH

£200,000
LEASEHOLD

Nestled in the vibrant Northern Quarter of Nuovo, this modern apartment offers a delightful urban living experience. With one well-proportioned reception room, the space is perfect for both relaxation and entertaining. The bedroom is designed to provide a peaceful retreat, ensuring a restful night's sleep. The apartment also features a contemporary bathroom, equipped with modern fixtures that cater to your daily needs.

The Northern Quarter is renowned for its eclectic mix of shops, cafes, and cultural hotspots, making it an ideal location for those who appreciate a lively atmosphere. This property is perfect for young professionals or couples seeking a stylish home in a bustling area.

With its modern design and convenient location, this apartment presents an excellent opportunity for anyone looking to embrace city living. Don't miss the chance to make this charming space your own. Tenanted until April 2026. EWS1 form available.

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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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