

23 NQ4 2a Naval Street

Ancoats, Manchester, M4 6BA

Asking Price £240,000

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This two-bedroom apartment is situated within NQ4, located in the heart of Ancoats.

Overlooking Cutting Room Square, this apartment resides in one of the City Centre's most sought after locations; offering a friendly, neighbourhood atmosphere with central Manchester just a stones throw away.

This spacious apartment is located on the fifth floor and benefits from two double bedrooms, one bathroom, an open plan living kitchen area with a Juliet Balcony and one secure parking space included.

Viewings are highly recommended. To arrange a viewing please contact our sales team on 0161 837 2840.

The Tour

This two bedroom apartment is situated on the fifth floor of NQ4 buildings in Ancoats. Entered through a large hallway with a utility cupboard, ahead you are greeted with a spacious open plan living area which offers a Juliet balcony with views overlooking Blossom Street towards Cutting Room Square. You have two generously sized double bedrooms with newly replaced carpets and a large three piece family bathroom.

The property benefits from a secure, allocated parking space.

























The Area

NQ4 enjoys a prime position in the heart of Ancoats, one of Manchester's most vibrant and sought-after neighbourhoods. The area is home to an array of popular independent businesses, including the Michelin-starred Mana restaurant, alongside local favourites such as Pollen Bakery, Rudy's Pizza, and General Store.

Close to the development lies the picturesque Rochdale Canal and the much-loved Ancoats Marina, providing the perfect setting for a leisurely walk, waterside coffee, or relaxed lunch during the warmer months.

The development is also ideally situated within easy reach of Manchester's Northern Quarter and Piccadilly Train Station, both accessible within approximately a 10–15 minute walk, making it exceptionally convenient for both city living and commuting.

Lease Information

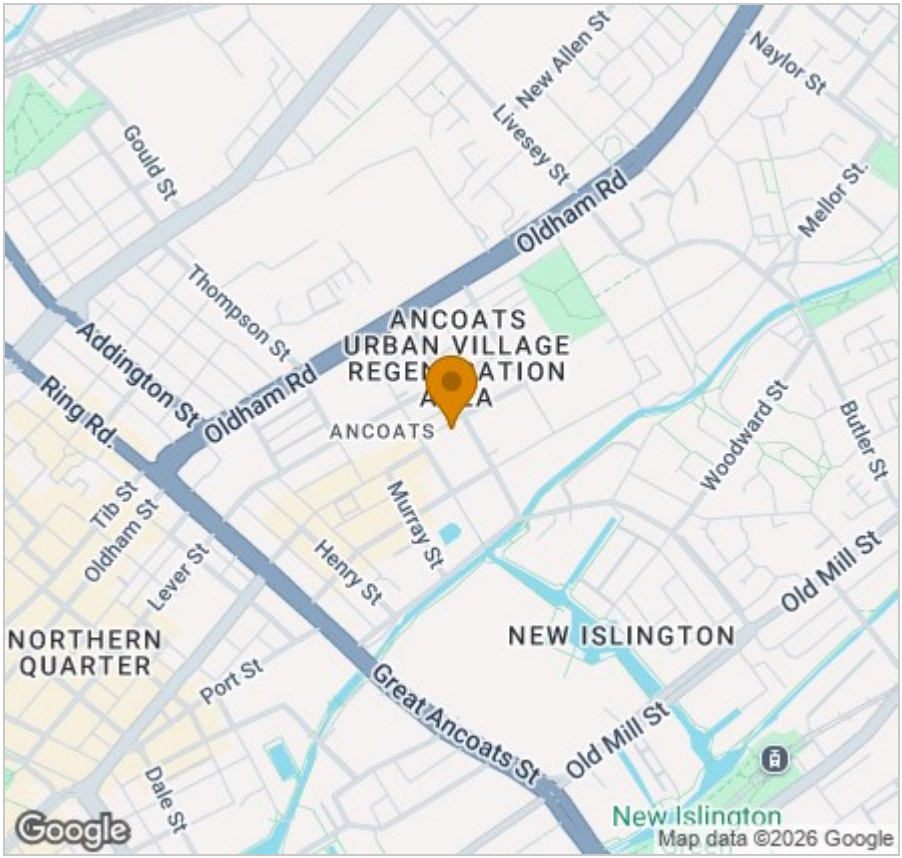
Service charge: £1,844.99 per annum
Ground rent: £330 per annum
Car Parking Charge: £50 per annum
Lease: 250 years from 2012

- Two Double Bedrooms
- One Bathroom
- Fifth Floor Apartment
- Allocated Parking Included
- Juliet Balcony
- EPC Rating C
- EWS1 Form Available
- Stunning Views Towards Cutting Room Square
- Ancoats Location
- Owner Occupiers & Investors Welcome

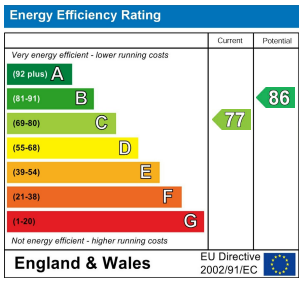
Floor Plan

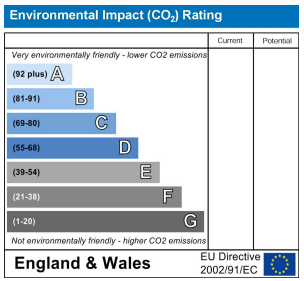


Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

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