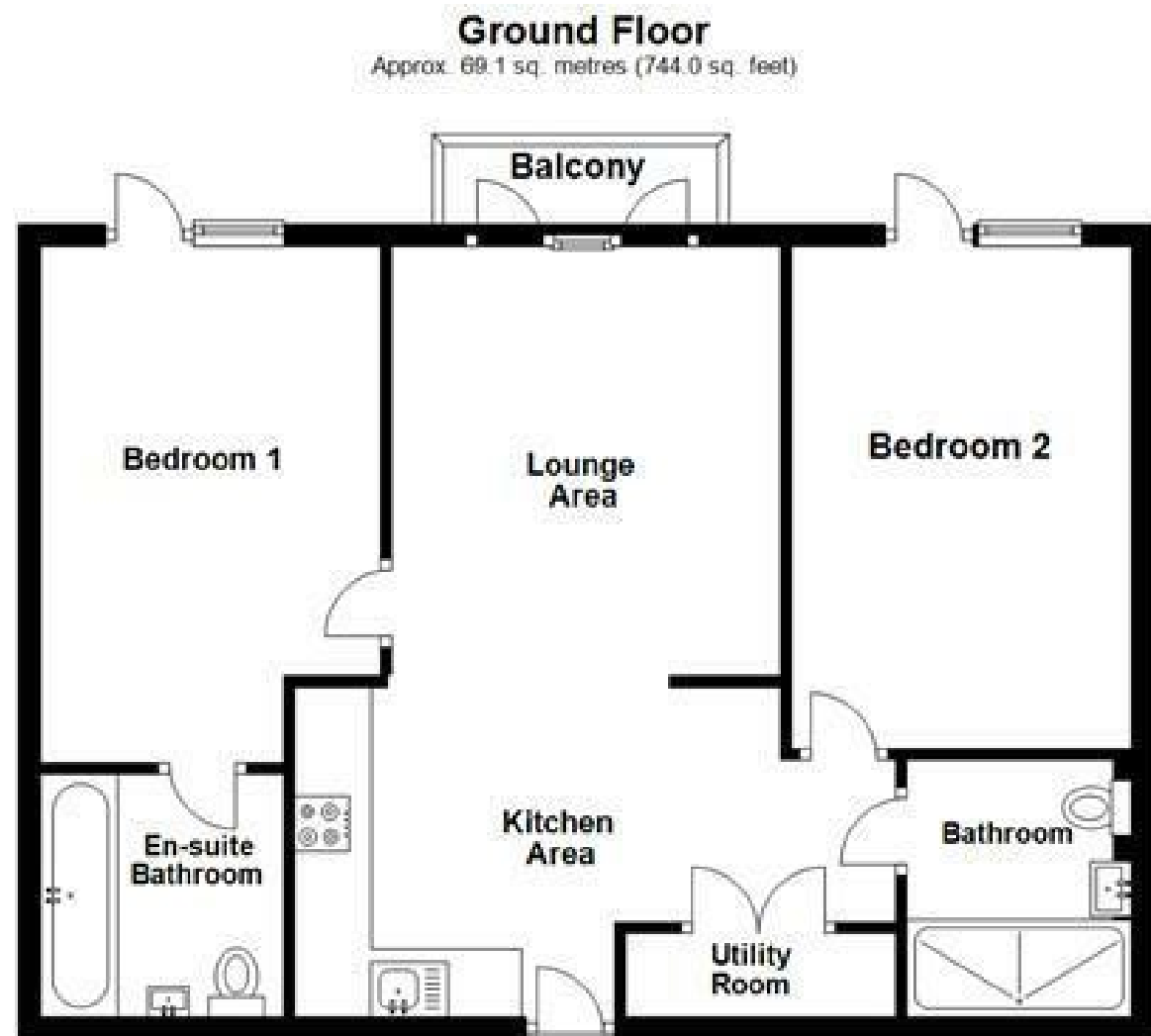




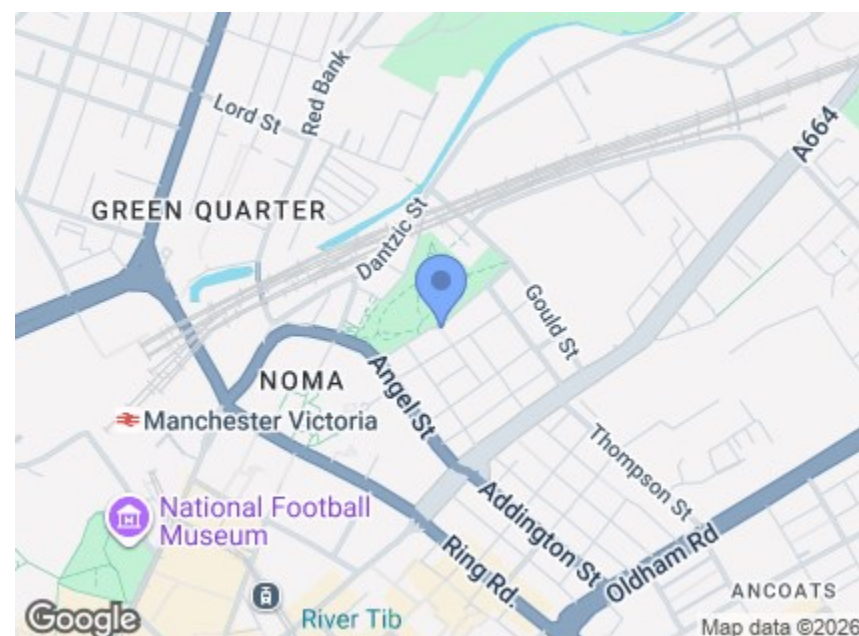
Charles Louis Homes Ltd  
4 Bolton Street  
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BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

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Total area: approx. 69.1 sq. metres (744.0 sq. feet)



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84		

Energy Efficiency Rating: A (84-92), B (71-81), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

**2 Old Mount Street**  
Manchester, M4 4GQ

**£1,500 Per month**



- Modern & Spacious Upper Floor Apartment
- Adjacent to Angel Meadow Park
- To be Fully Furnished & Available Early April
- Open plan Living Space & Kitchen
- In the Sought After Meadowside Development
- Close to Victoria Station & Northern Quarter
- Concierge, Gym & Communal Work Spaces
- Fully Fitted with Integral Appliances

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 9590166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# 2 Old Mount Street , Manchester, M4 4GQ

Charles Louis homes are delighted to bring to the market this two Double Bedroom 6th Floor Apartment with two bathrooms situated within the much sought after Meadowside development, in close proximity to the City Centre, Victoria Station, Ancoats and Northern Quarter. Situated adjacent to and overlooking Angel Meadow Park, residents of this development can enjoy the use of the communal work areas, terrace and onsite gym.

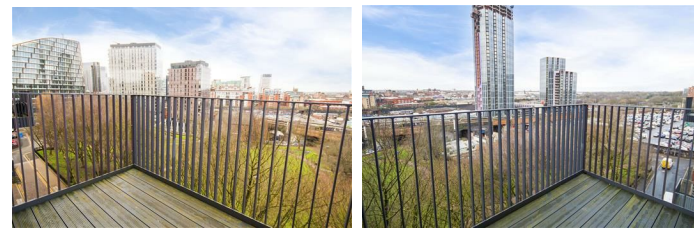
The apartment will be fully furnished and in brief comprises; open plan living, dining and kitchen area, balcony with stunning city views, master bedroom with en suite bathroom, a second double bedroom, utility cupboard and main bathroom. With its prime location above exclusive Angel Meadow Park, Mount Yard provides an escape from the city with all the benefits of being cityside.

## Lounge

Floor to ceiling window with doors either side opening out the balcony, wood effect flooring, electric heater, telephone point and dual TV/ Satellite points.



## Balcony



## Kitchen Area

Power Points, range of wall and base units with contrasting work surfaces, inset sink and drainer, built in electric oven, electric with extractor hood, integrated fridge/freezer.



## Master Bedroom

Floor to ceiling window door with glass balustrade, electric heater, TV point, Telephone Point, Power Points and USB Points.



## En-Suite Bathroom

Partly tiled with a shower point, tiled flooring, heated towel rail, extractor fan, three piece bathroom suite comprising panel enclosed bath with waterfall shower and separate handheld attachment and shower screen.



## Bedroom Two

Floor to ceiling window door with glass balustrade, electric heater, TV point, Telephone Point, Power Points and USB Points.



## Bathroom

Partly tiled with tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with waterfall shower, low flush WC and hand wash basin.



Council Band D