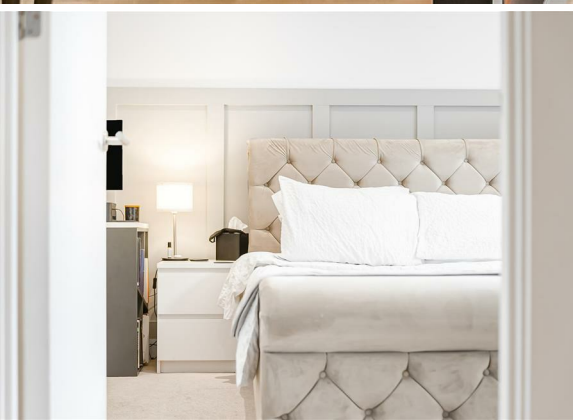




1 Bed  
Apartment  
located in

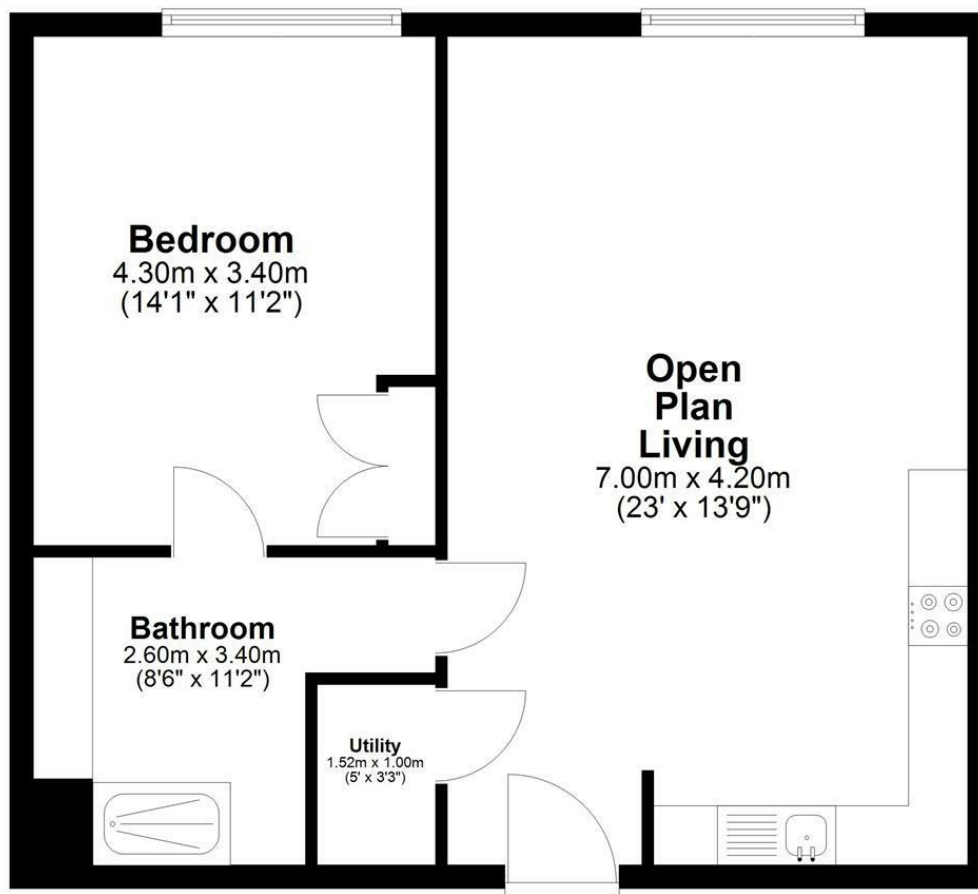
Asking price £250,000



**MaddoxNoel**  
ESTATE & LETTINGS AGENTS

## Ground Floor

Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 53.9 sq. metres (580.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	70
(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		
England & Wales		

## DIRECTIONS

New Little Mill enjoys superb connectivity in the heart of Ancoats. Manchester Piccadilly station is just 0.5 miles away (around 10 minutes on foot), with Manchester Victoria approximately 0.7 miles. The nearest Metrolink stop, New Islington, is within a 10-12 minute walk, providing quick access across Greater Manchester. Local bus services operate from

## CONTACT

Colony One  
Suite 1.24 1 Silk Street  
Ancoats  
Manchester

E: [hello@maddoxnoel.com](mailto:hello@maddoxnoel.com)  
T: 0161 543 3406  
[www.maddoxnoel.com](http://www.maddoxnoel.com)