



**JULIE TWIST  
PROPERTIES**



## **POPworks Ancoats, Manchester**

**Asking Price Of £205,000**

An exciting new development located within Manchester's trendiest neighbourhood, Ancoats. Recently voted the hippest place to live in the UK in the UK Hip Hangout Neighbourhood Index and voted second coolest place to live by the Times newspaper, Ancoats is the most exciting area of the vibrant city of Manchester, filled with independent shops, bars and restaurants and a rich history of diversity and development.

Created to be modern but respectful of heritage, POPworks combines the best of old and new. Retaining the existing facade of the historic building that was originally located on the site means that this apartment feature exposed brickwork and original heritage features. Sets POPworks apart is it's innovative and progressive technology, delivering the most hi-tech homes in Manchester.

- Two Double Bedrooms
- Two Bathrooms
- Exposed Brickwork
- Fantastic Location
- Communal Gym
- Brand New Development
- Smart Home Technology
- Very high Specification

## DESCRIPTION

Wondrwall is a pioneering intelligent living system that makes your home adapt to your needs and desires automatically controlling heating, lighting security and safety, with voice control technology to override any of our adjustments at any time. The Wondrwall home learns and works around you, observing how you actually live, which rooms you spend the most times in and how you use heating and lighting. In doing so, Wondrwall seamlessly and intelligently supports and enhances your living environment without your input.

This first floor apartment will be fully fitted with Home Connect: Manage your home appliances from wherever you are. As innovation moves on, new possibilities arise. Connected Siemens appliances, intelligent software and the intuitive Home Connect App offer a new world of exciting uses. Ease the workload by letting the app choose the best washing programme or open up completely new possibilities by looking inside your fridge from anywhere. A smart appliance with Home Connect makes everyday life more efficient, allowing you to spend more time on the things you love. For a life less ordinary. Siemens home appliances with Home Connect give you more flexibility and freedom when using your appliances. You no longer need to be at home to start your washing machine or you can preheat your oven from your desk.

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£5,000 Reservation Fee (non-refundable, forms part of the initial 10%)

10% on Exchange

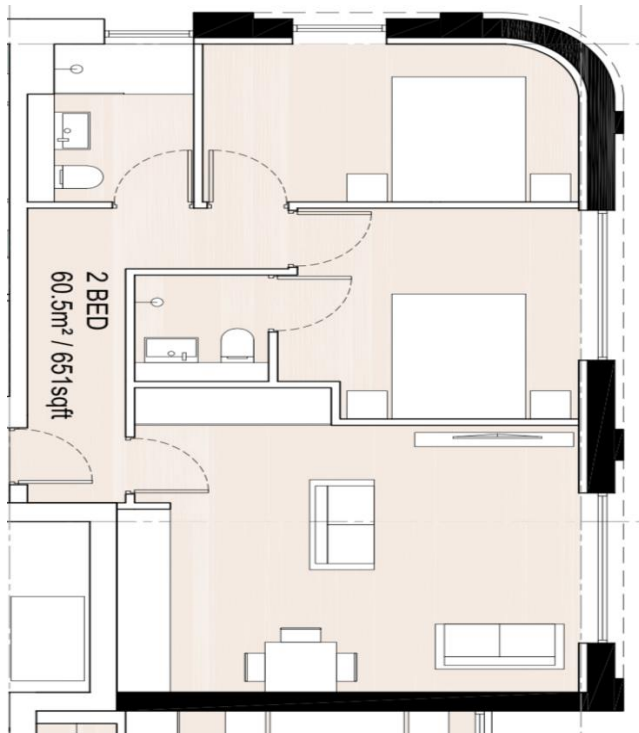
90% on Completion

150 Year Lease

Ground Rent: £325 pa

Service Charge Budgeted: £2.00 per sqft

Estimated Completion Q2 2019



**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.