



3 Bed Penthouse

£500,000 Leasehold

151 Great Ancoats Street, Manchester, M4

Key Features

Three double bedrooms • Duplex penthouse apartment • South facing private roof terrace • Two bathrooms • Stunning panoramic views • Sought after Ancoats location • Secure Parking • On the canal front

Full Description

We are delighted to offer this rare, three bedroom, duplex penthouse apartment, on the 8th and 9th floors of the Islington Wharf development. It boasts floor to ceiling windows providing stunning, south facing views, across the Manchester sky line.

The entrance to the apartment is on the 8th floor, leading into the hallway with access to the three double bedrooms, the main bathroom, a shoe cupboard and a large cupboard under the stairs.

The master bedroom has a floor to ceiling window with views over the green and the canal. The second bedroom benefits from views over the garden and marina with a stunning en suite bathroom with walk in shower. The third bedroom currently has a large built in wardrobe and is being used as a nursery.

The main bathroom is at the end of the corridor with a shower over the bath.

The stairs lead up to the stunning, semi open plan, living and kitchen area with french doors leading out to a huge, south facing private roof terrace. The kitchen benefits from integrated appliances, solid granite work tops and views of the city centre.

This unique apartment really has to be viewed to be appreciated. Other benefits include a private residents roof garden, secure parking and fantastic cafe and restaurant under the building.

Location

Islington Wharf sits on the Ashton Canal, in the newly redeveloped area of Ancoats; the most sought after area of Manchester. Just a 10 minute scenic walk down the waterfront, leads to Picadilly train station and 5 minutes away from the bars and restaurants of Cutting Room Square and the city centre. New Islington Primary School is a few minutes walk away, as is a great Nursery; Little Learning Ladder making it a great home for a young family.

Just behind the apartments is the newly developed



Strict Codes of Practice

Townhouse Lettings is a member of The Property Ombudsman, and complies with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.

Ancoats Marina; housing the famous Pollen bakery and a host of other new bars and cafes. The landscaped canal banks offer a lovely green space, and a bit of quiet right on your door step.

The development holds a great sense of community; from the 'secret' communal garden on the second floor to the 'Best Thai Restaurant in Manchester' Jub below. There is also a handy convenience store and off licence under the building as well as a hairdressers and beauty salon.

The communal areas are accessed by secure fob entry system and there is lift and stair access to all floors, there is access from the second floor to the communal 'secret garden' with lawned seating area and bbq area. There is also a friendly on sight building manager, who is around between 7am and 7pm.



