

3 Bed Apartment

£315,000 Leasehold

151 Great Ancoats Street, Manchester, M4

Key Features

Three bedrooms • Large open plan living area • Two bathrooms • Garden view balcony
• Secure parking included • Award winning building

Full Description

We are pleased to offer for sale this superb three bed apartment, situated on the 4th floor of the award winning Islington Wharf development.

The apartment briefly comprises a large open plan kitchen and living area, fully integrated kitchen with island and wood veneer work top and french doors giving access to a balcony with views over the garden. There are three double bedrooms, the master bedroom benefits from a beautiful en suite bathroom, with walk in shower. The main bathroom is finished in grey ceramic tiles and has a shower over the bath.

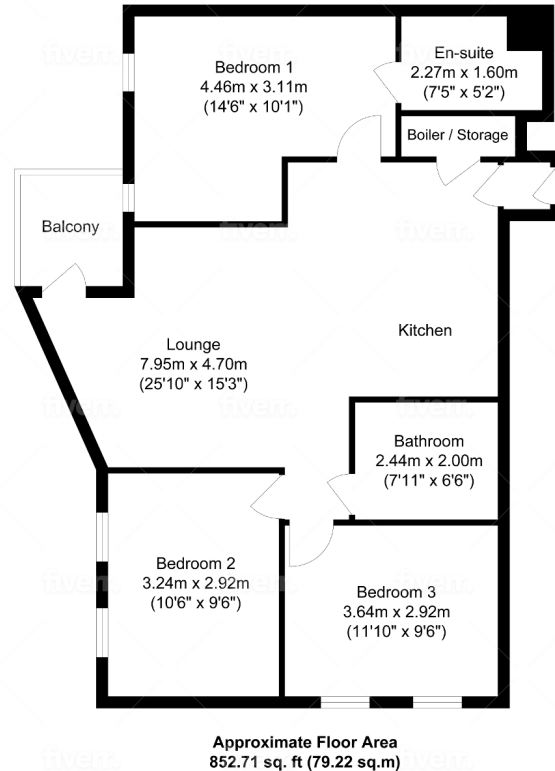
Islington Wharf sits on the Ashton Canal, in the newly redeveloped area of Ancoats; the most sought after area of Manchester. Just a 10 minute scenic walk down the waterfront, leads to Picadilly train station and 5 minutes away from the bars and restaurants of Cutting Room Square and the city centre. 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 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' Vivid 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, 6 days a week.

Viewing is highly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		