



2 Bed Apartment

£365,000 Leasehold

Great Ancoats Street, Manchester, M4

### Key Features

Two double bedrooms • Very large two bed apartment • Secure parking included • Communal roof garden • Great location • Onsite caretaker • Shutter blinds throughout • Brand new kitchen and flooring

## Full Description

We are pleased to offer this superb two bedroom, two bathroom apartment, situated on the 4th floor of the award winning Islington Wharf development. Which has recently undergone significant renovation and improvement,

The apartment briefly comprises, entrance hallway, large open plan kitchen, living and dining area, with floor to ceiling windows offering views over the city and a great space to entertain.

A brand new Wren Shaker style kitchen, costing circa £20,000, has just been installed. It features Treviso quartz worktops and splash backs, top of the range Neff integrated appliances, including oven, microwave, induction hob, dishwasher and zero frost fridge freezer and a matt black boiling water tap. New resin Woodpecker flooring has also been fitted throughout the hallways, kitchen, living and dining spaces.

There are two large double bedrooms, the master bedroom is a great size and benefits from another floor to ceiling window, polished concrete floors and a beautiful en suite bathroom, with walk in shower. The second bedroom benefits from a new grey carpet. The main bathroom is finished in grey ceramic tiles and has a shower over the bath.

The apartment benefits from fitted custom shutter blinds throughout, these were professionally fitted by Hillary's. One secure car parking space is included.

Islington Wharf sits on the Ashton Canal; part of the New Islington area of Manchester city centre, which is a 5 minute walk from Piccadilly Station and the trendy Northern Quarter.

The development holds a great sense of community. 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 site building manager, who is around 6 days a week between 7am and 7pm.



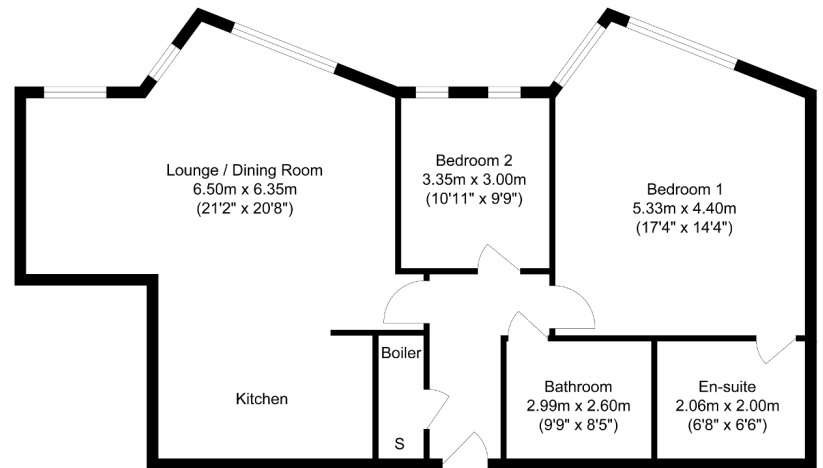
Strict Codes of Practice

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.

Viewing is highly recommended!

Ground rent £200 PA

Service charge £250 PCM



Approximate Floor Area  
968.75 sq. ft ( 90 sq.m)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		