

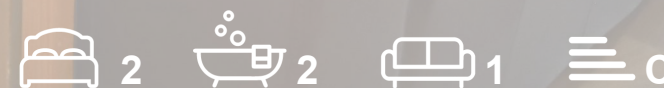


RESIDE
—
MANCHESTER



248 Milliners Wharf 2 Munday Street
New Islington, Manchester, M4 7BG

Asking Price £280,000



248 Milliners Wharf 2 Munday New Islington, Manchester, M4 7BG

This spacious two bedroom, two bathroom apartment is located in the Milliners Wharf development.

The property is unfurnished and includes all white goods, and also has an open plan living/kitchen area with a spacious balcony. Car parking space included with 24 hour concierge.

The property is only a 10 minute walk to Manchester's Northern Quarter and Ancoats, where independent bars, restaurants and retail stores can be found. New Islington tram stop is just seconds from the development and only a short walk to Piccadilly Train Station.

The property is vacant and ready immediately. First time buyers and investors welcome.

To book a viewing please contact the sales team on 0161 837 2840.

Milliners Wharf

Milliners Wharf was completed by Scarborough Homes around 12 years ago and benefits from Conran designed specification throughout and represents one of the finest developments within the City Centre, located on the banks of the Ashton Canal.

The development is entered via secure communal entrance with gated 24 hour concierge service, and stairs or lift rise to the seventh floor where the apartment is located.





The Tour

Wooden front door leading straight into a large open plan living & kitchen area.

Living/Kitchen: Double glazed glass with sliding doors giving access to a large balcony overlooking Ashton Canal. The living area benefits from wooden flooring, video entry phone system, two electric radiators, TV, FM, satellite and phone points and downlights. The Kitchen is fitted with wall and base mounted units with granite work surfaces and glass splashbacks, incorporating a stainless steel electric oven, hob and extractor unit, integrated dishwasher and stainless steel sink with mixer tap over and under unit lighting. Storage cupboard housing the water tank & washing machine.

Primary Bedroom: Carpeted, multi paned double glazed window, electric radiator, built in wardrobes, downlights, TV and telephone points and door to ensuite.

En-suite: Fully tiled en-suite with walk in shower cubicle with Hansgrohe fittings, Villeroy and Boch hand wash basin and WC, recessed walnut mirrored cabinet and storage shelves, shaver point, downlighting, heated towel rail, extractor unit and tiled flooring.

Bedroom 2: Carpeted, double glazed multi paned window and wall mounted electric radiator.

Family Bathroom: Fully tiled and fitted with a panel bath with Hansgrohe shower over and shower screen, hand wash basin and WC, Walnut vanity cabinet with two drawers, shaver point, downlighting, shaver point, heated towel rail and tiled flooring.

The Area

New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without compromising on the delights of the city – which is just a few minutes walk away. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a short walk away.

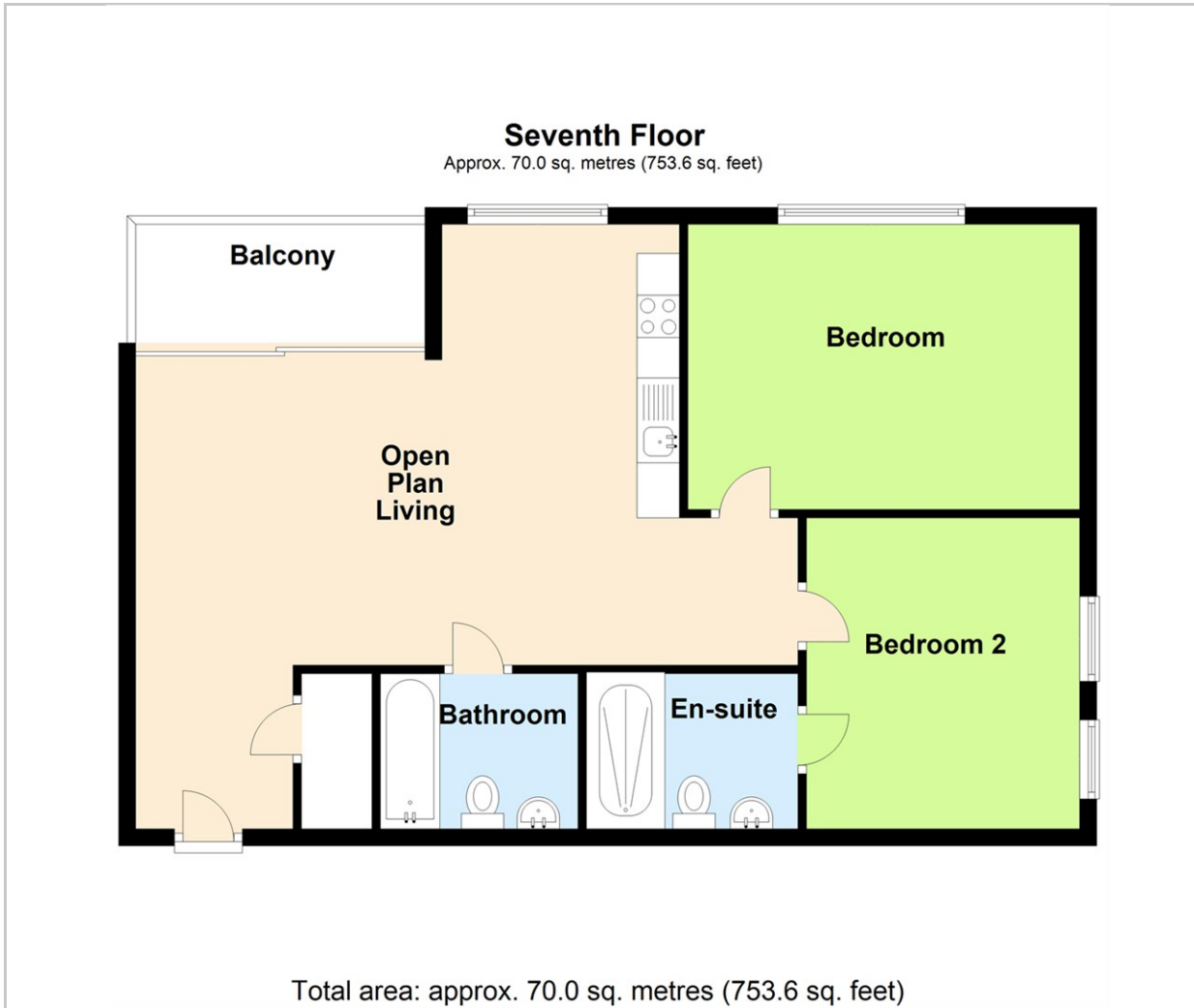
Lease Information

Leasehold with 150 year lease
Service charge - £1,944 per annum
Buildings insurance - £590.37 per annum
Ground rent - £509 per annum

- Spacious Two Bedroom Apartment
- Two Bathrooms
- Balcony Overlooking Ashton Canal
- No Chain
- EPC Rating C
- Funding For Cladding Works Confirmed
- Allocated Parking Space
- 24 Hour Concierge
- Close to New Islington Metrolink Station



Floor Plan

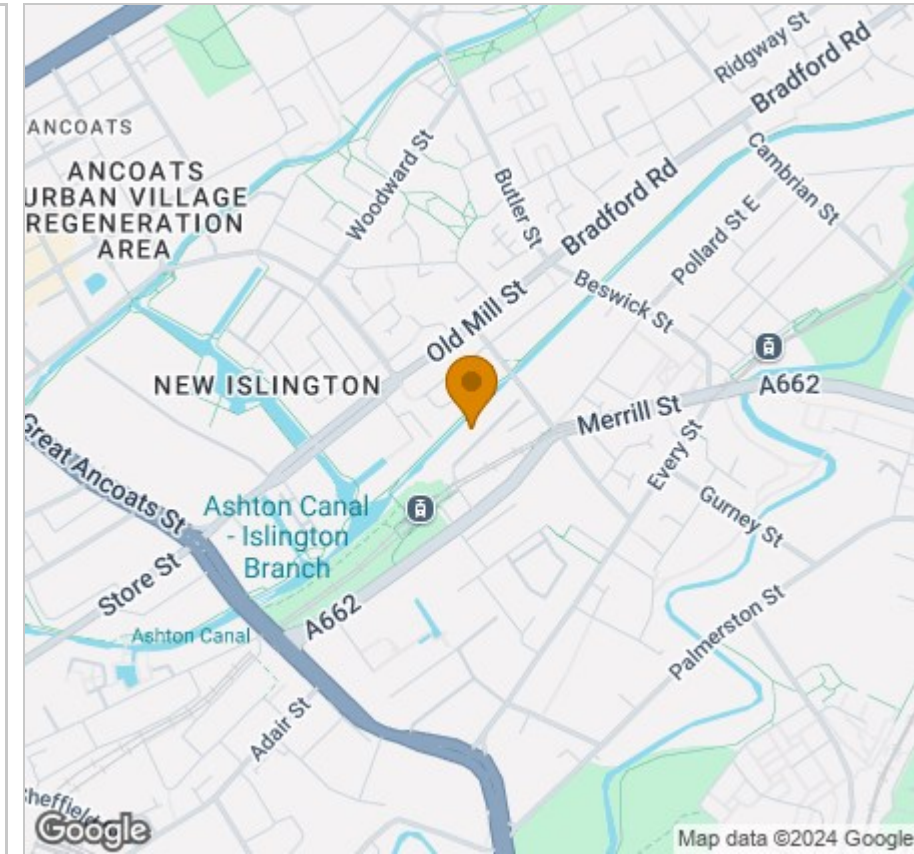


Viewing

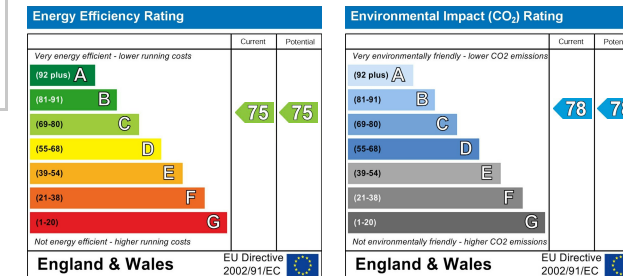
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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