



RESIDE

MANCHESTER



77 Milliners Wharf 2 Munday Street

New Islington, Manchester, M4 7BB

Asking Price £200,000



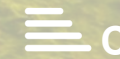
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A delightful and contemporary one bedroom apartment located on the seventh floor. This development also includes 24 hour concierge and a communal out door terrace available for all residents.

This apartment is situated seconds from the Metrolink and you're just a few minutes walk down the Ashton canal where you end up in the heart of Northern Quarter where many bars and restaurants are situated

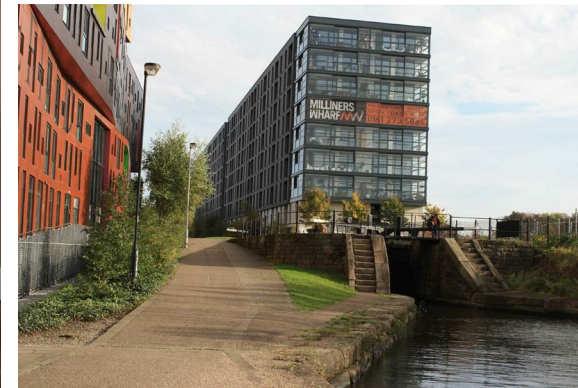
The property is only a short walk into the city centre if you are after some retail therapy in Manchester Arndale, as well as a 10 minute walk to the New Islington Marina. Ancoats offers endless opportunity to explore all that Manchester has to offer.

Viewings highly recommended.

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 floor to ceiling window providing ample of natural light. 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, countertop fridge, countertop freezer and stainless steel sink with mixer tap over and under unit lighting. Storage cupboard housing the water tank & washing machine.

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

Bathroom: Fully tiled and fitted with a villeroy and boch three piece suite with a panelled bath, Hansgrohe shower over and shower screen, hand wash basin and WC, Walnut vanity cabinet, downlighting, heated towel rail and tiled flooring.

The Area

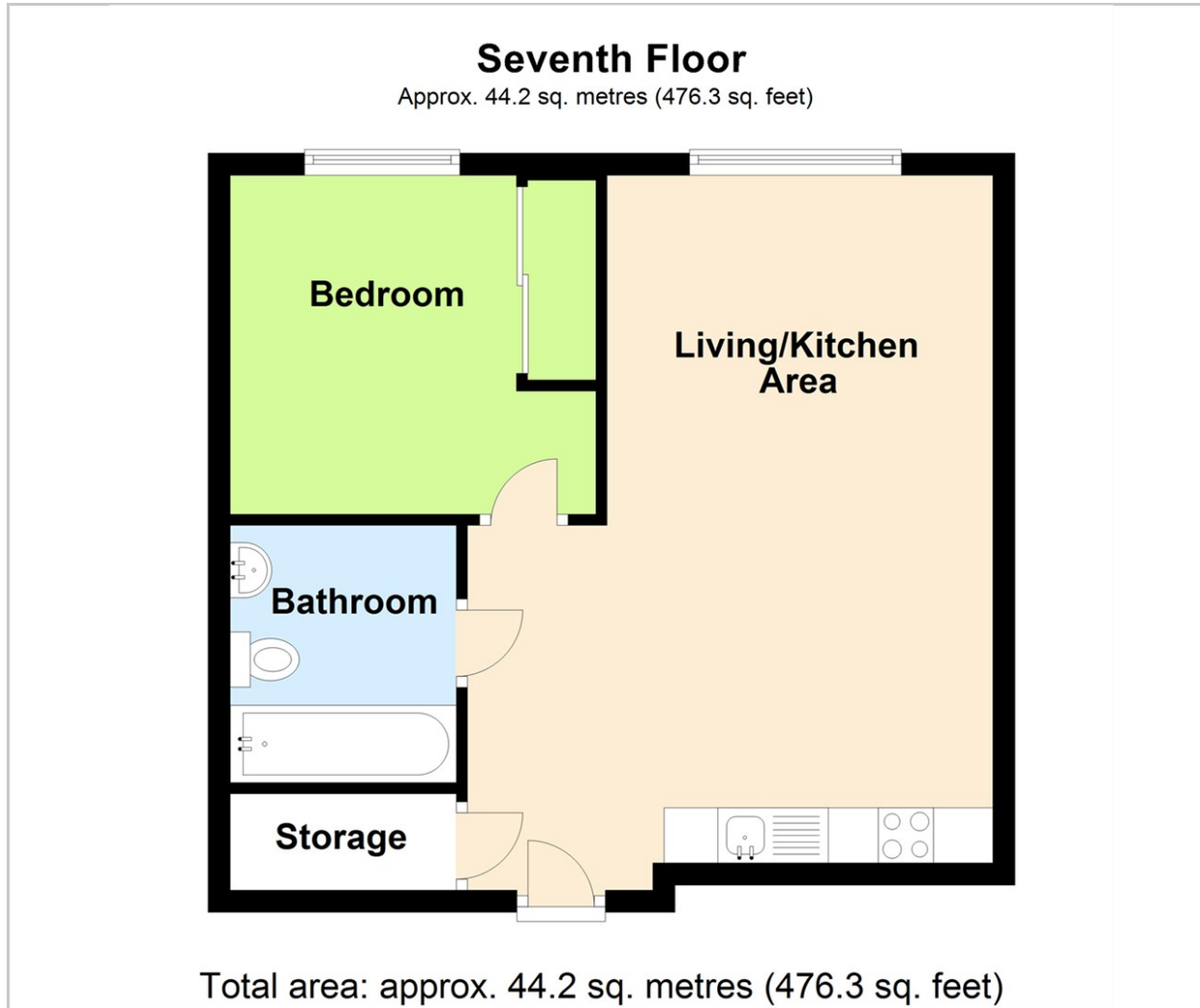
New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without 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 - £1,560.86 per annum (Includes buildings insurance)
Ground rent - £509 per annum

- One Double Bedroom
- One Bathroom
- 7th Floor
- Remediation Works For Cladding Now Complete
- Tenanted Until 16th August 24
- EPC Rating C
- Communal Terrace
- Mortgage Buyers Welcome
- 24 Hour Concierge
- Seconds From New Islington Tram Station

Floor Plan

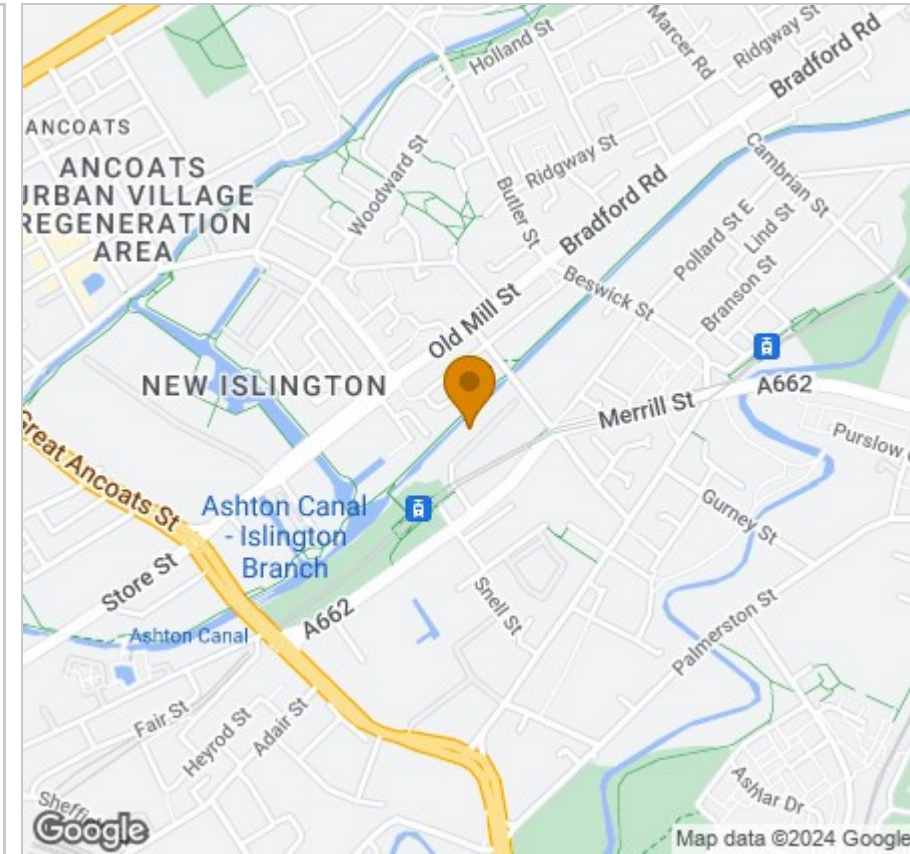


Viewing

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

