



RESIDE

MANCHESTER



125 Milliners Wharf 2 Munday St
New Islington, Manchester, M4 7BD

Asking Price £250,000



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A charming two bedroom, two bathroom apartment located on the fourth floor of this idyllic canal-side development in New Islington. This residence features a spacious balcony with a delightful view of Ashton Canal and comes with designated parking.

Nestled alongside the banks of Ashton Canal, the development is conveniently close to Manchester City Centre, Cutting Room Square, and Piccadilly Train Station, all within a short walking distance.

Cladding works are fully funded, near to completion and we are pleased to welcome both cash and mortgage buyers. With the recent announcement, 6 big lenders are advising they're willing to lend on buildings over 18m without an EWS1 form.

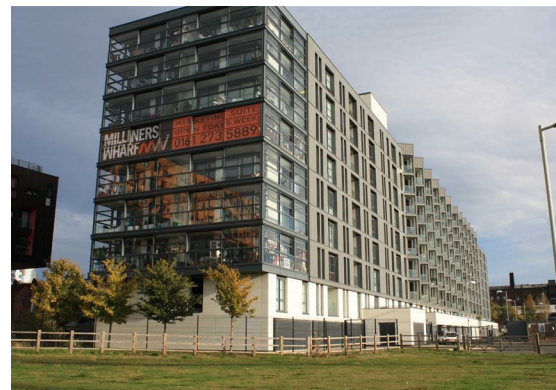
To book a viewing please contact the sales team on 0161 837 2840.

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 fourth 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 floor to ceiling 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 floor to ceiling window, fitted wardrobe 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

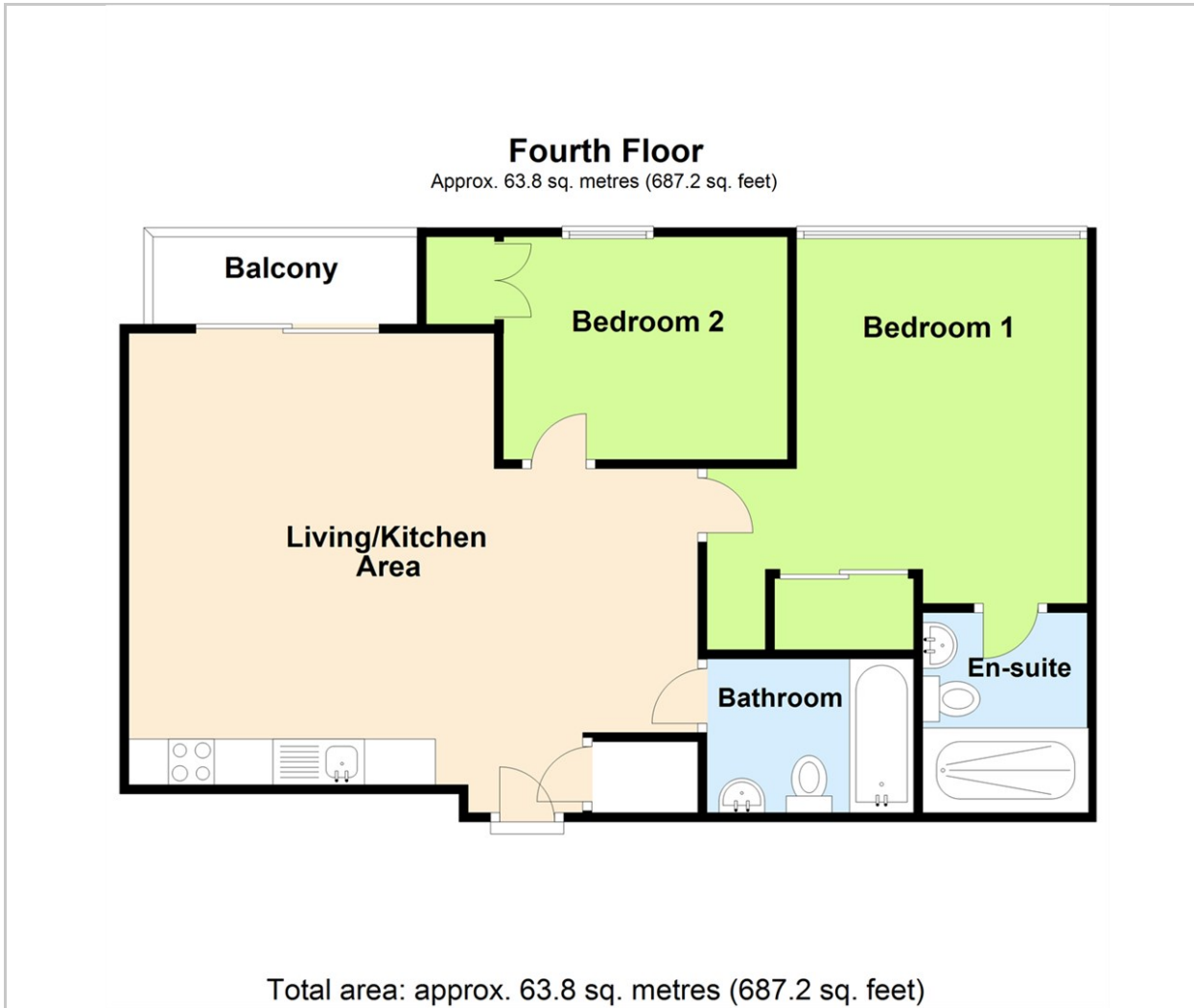
New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without 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 a 150 year lease.
Service charge - £1,800 per annum.
Ground rent - £509 per annum.

- Two Bedrooms
- Two Bathrooms
- Spacious Balcony
- Allocated Parking Included
- No Chain
- EPC Rating C
- Funding For Cladding Works Confirmed
- 24 Hour Concierge/Security
- Owner Occupiers & Investors Welcome
- Seconds from New Islington Tram Station

Floor Plan



Viewing

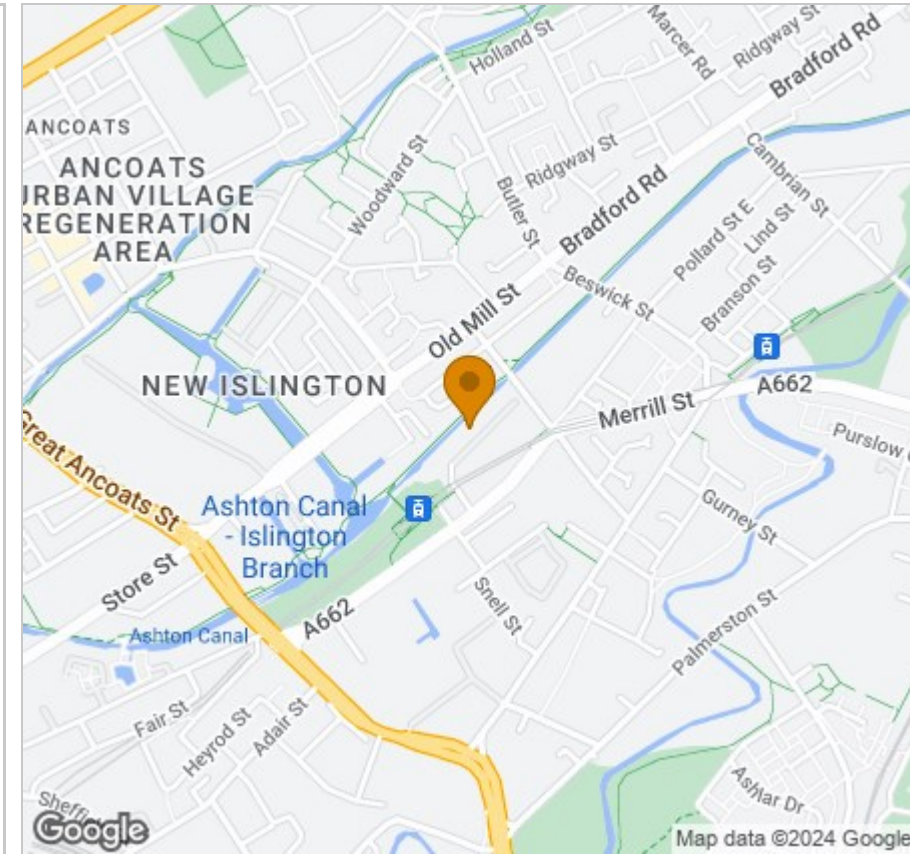
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

