



RESIDE

MANCHESTER

37 One Vesta Street  
New Islington, Manchester, M4 6LT

**Asking Price £220,000**



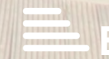
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## 37 One Vesta Street

New Islington, Manchester, M4 6LT

This lovely 1 bedroom apartment is located on the second floor of Manchester Life's One Vesta Street development, benefiting from a spacious open-plan kitchen/living area. Located alongside the Ashton Canal, this property benefits from 24 hour concierge service, communal terrace, residents club room and secure bike storage.

One Vesta Street is set in the heart of New Islington and Ancoats with so many independent bakeries, cafes and restaurants on its doorstep, as well as New Islington tram stop only a stones throw away connecting the development to the City Centre and Greater Manchester.

Vacant possession and no chain.

### The Tour

One Vesta Street is a waterside development comprising of 169 apartments and 3 townhouses, set within a secure gated development and surrounded by the Ashton Canal and New Islington Marina. Designed by world renowned architect, Rafael Vinoly, the development features; 24 hr concierge, residents club room and outside amenity space, one of the most desirable areas of Manchester City Centre.

**Living/kitchen area:** Spacious Kitchen/Living area with 18mm oak engineered wood flooring, fully fitted Omega kitchen, integrated Neff oven & hob, CDA fridge & freezer. Wall mounted electric heaters, LED down lights and a picture window flooding the room with natural light.

**Bedroom:** Fully carpeted double bedroom with walk-through wardrobes and an en-suite bathroom. With LED downlights, TV and satellite point.

**Bathroom:** The bathroom has fully tiled flooring, 3 piece suite with Villeroy & Boch sanitaryware, thermostatic walk in shower, large mirror and vanity shelf, heated chrome towel rail and down lights.





### 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

Length of lease - 250 years from January 2020.

Service charge - £1,644 per annum.

Ground rent - Peppercorn.

- One Double Bedroom, One Bathroom
- EWS1 Form Available
- Indoor Residents Club Room
- 24 Hour Concierge
- No Chain
- EPC Rating B
- Vacant Possession
- Outdoor Canal Side Terrace Space
- Secure Cycle Storage
- Seconds From New Islington Tram Stop



## Floor Plan

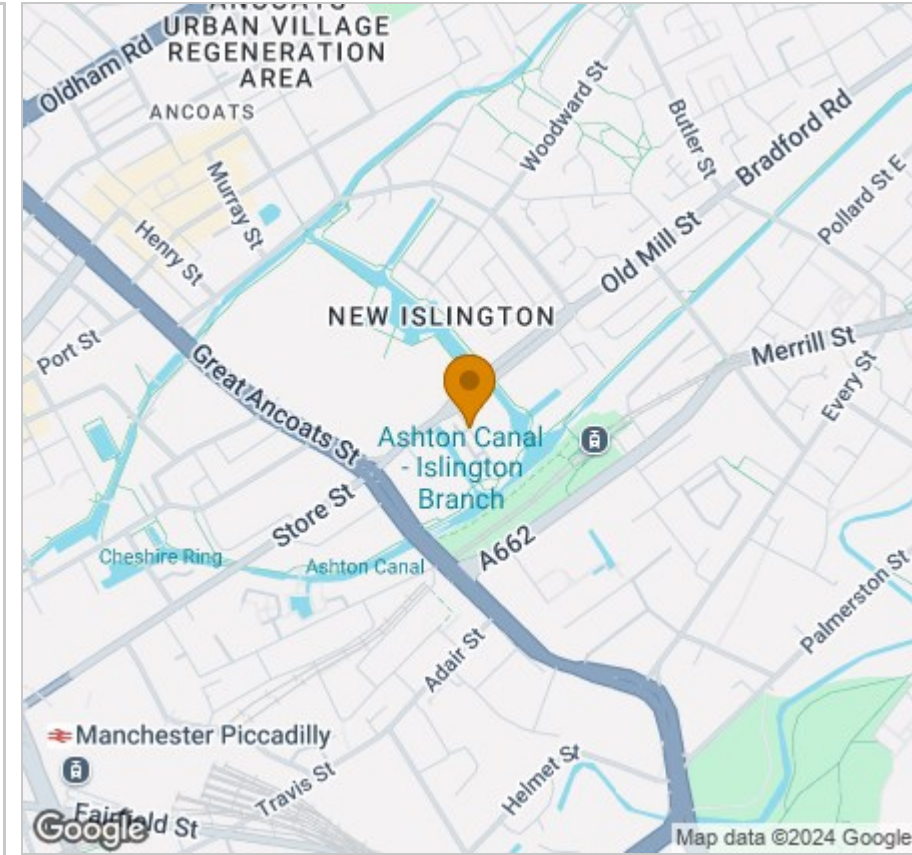


## Viewing

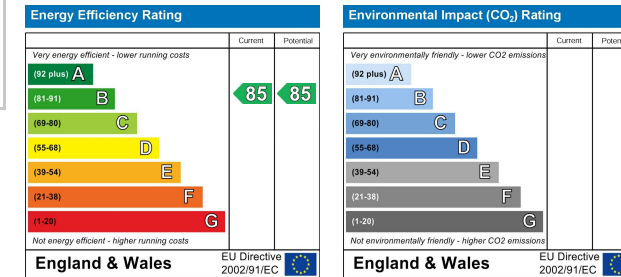
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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