



RESIDE
—
MANCHESTER



Mansion House 11 Keepers Quay
New Islington, Manchester, M4 6JN

Asking Price £370,000



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Simply stunning canalside two bedroom apartment overlooking New Islington Marina.

An Urban Splash development, this perfectly positioned apartment is overlooking the water. As soon as you walk in you feel a sense of calm and relaxation meaning once you're home for the day you can relax in a tranquil environment that is filled with natural light from front to back.

Designed by award-winning architects Shedkm this apartment redefines the concept of city centre living through the use of state-of-the-art material and construction along with it's position in one of Manchester's coolest neighbourhoods.

This first floor corner apartment has a large open plan kitchen/living area with multiple views of the marina and opens onto a private balcony which gets the sun all day long and is perfect for watching the sunrise or an evening glass of wine watching the sunset over the historic mills of Ancoats. The apartment benefits from two double bedrooms, with a balcony to the master and a family bathroom with seperate WC. Secure parking is also included.

The Tour

The current owners absolutely fell in love with this apartment and it's location within the New Islington Marina. Being on the first floor means that you feel at one with the marina and this installs a sense of calm and tranquility throughout the apartment. The living space has huge windows and the corner position of this apartment gives dual aspect views from all corners of the open plan living space. Sitting out on the balcony and enjoying a morning coffee in the sun overlooking the water is just one of the many benefits of living in this incredibly unique apartment. The internal living space of over 750sqft has been designed to maximise space making the space perfect for entertaining friends and family.

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 firmly in view and 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 stones throw away.





General Specification

Bathroom – White ceramic sanitary ware – Shower over bath or shower tray – Chrome taps and fittings – Tiled walls in bath and shower area – Wall tiles – Floor tiles – Fitted towel rail – Mirror and storage cupboard

Kitchen – Handle-less units – Induction hob and slimline extractor – Integrated fridge and freezer – Integrated oven – Integrated dishwasher – Worktop and splash back – Chrome monobloc kitchen tap with stainless steel sink

Windows and external doors – Aluminium triple glazed windows – Aluminium double glazed doors

Lighting – LED/low energy lighting throughout

Wall finishes – Painted MDF panelling to internal partitions – Painted dry lining to ceiling in bathrooms and hall (+ skim) – Exposed Cross Laminate Timber walls and ceiling to living, kitchen and sleeping areas (partition separating bedrooms will be lined but perimeter and party walls will be exposed)

Heating and hot water – Electric panel heating – 145 litre storage tank

Controls – Heating, hot water and lighting controlled by Lightwave RF integrated system

Flooring – Ceramic tiling throughout

Warranty – Checkmate 10 year new home warranty

Leasehold

Length of Lease - 250 years from 2020

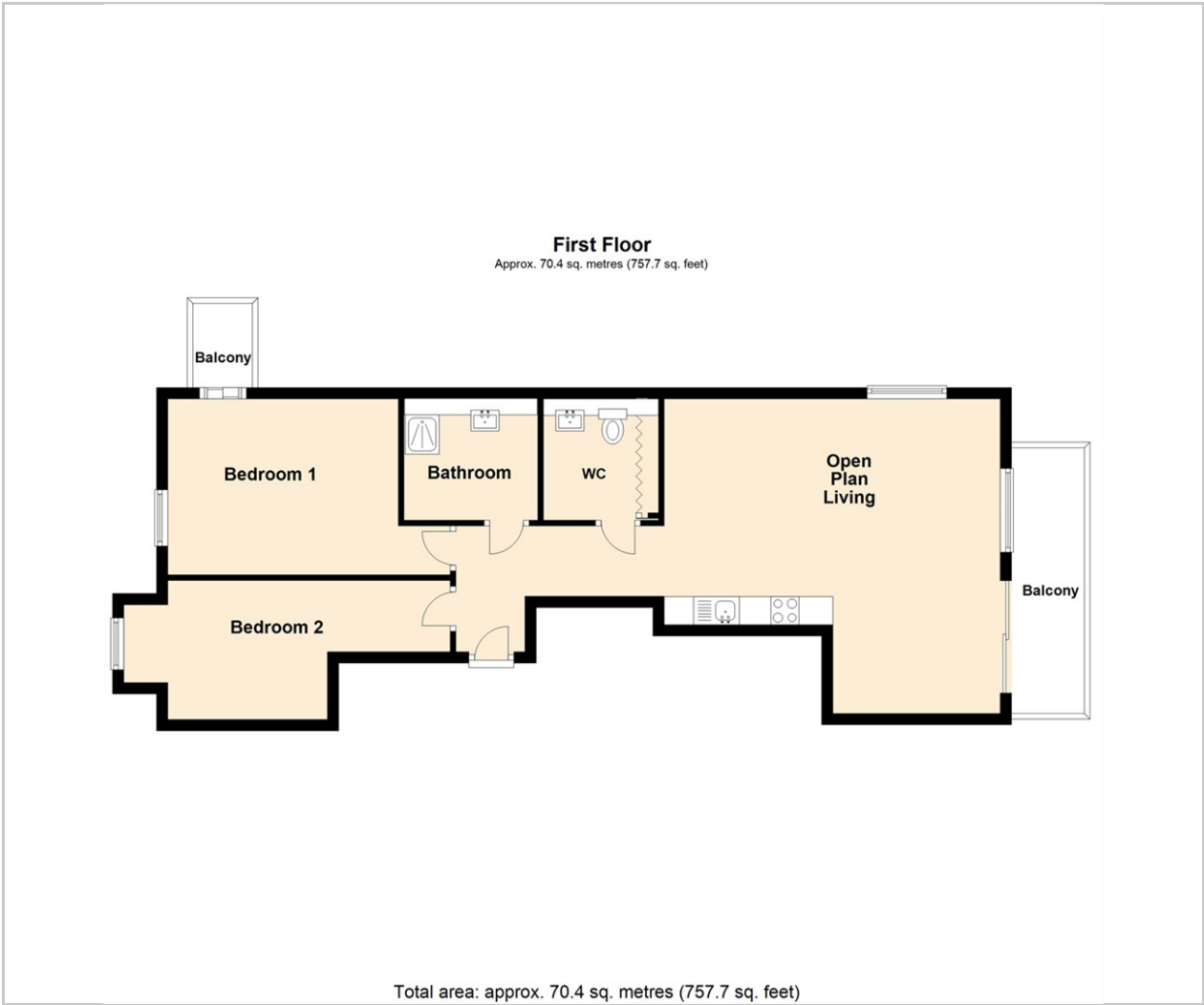
Ground Rent - £250 per annum

Service Charge - £3550.70 per annum

- Beautifully Presented Apartment
- Incredible Marina Location
- Immaculately Finished Throughout
- Open Plan Living
- Two Double Bedrooms
- EPC Rating C
- High Quality Materials
- Secure Parking Included
- Dual Aspect Marina Views
- Award Winning Architect



Floor Plan

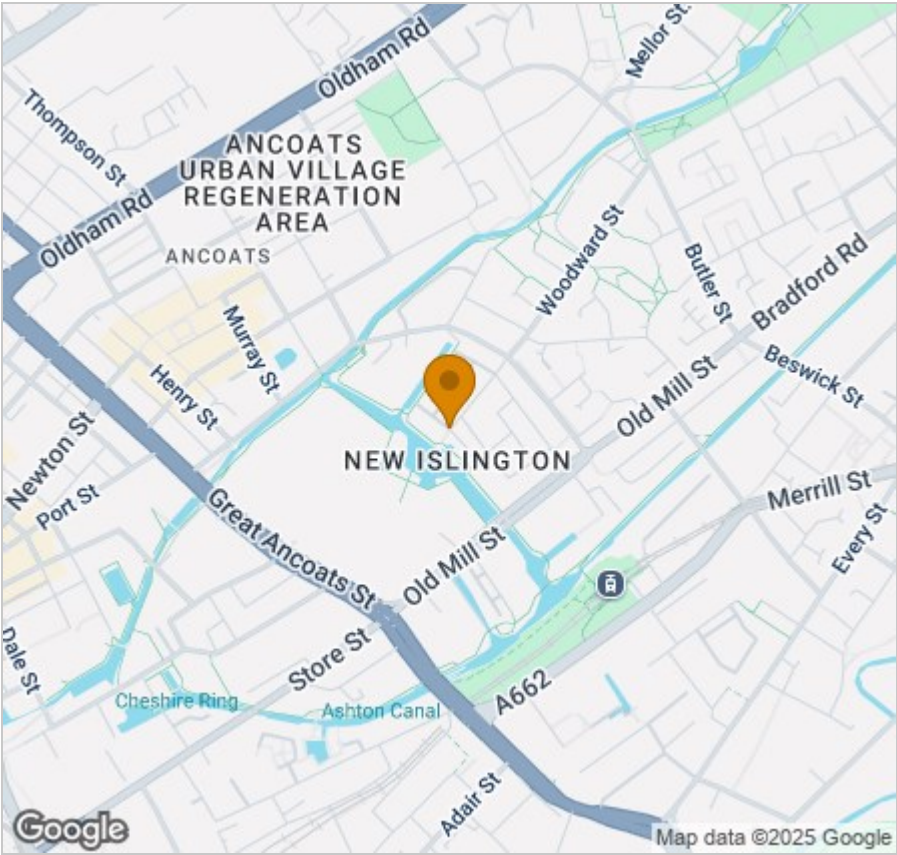


Viewing

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

