



RESIDE
MANCHESTER



86 One Vesta Street
New Islington, Manchester, M4 6LU

Asking Price £340,000



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This well-presented two-bedroom apartment in One Vesta, one of Manchester Life's developments, thoughtfully designed by world-renowned architect Rafael Vinoly Architects. This property is a desirable fourth-floor corner unit featuring a private balcony with canal-facing views, along with the added benefit of a secure, allocated parking space.

One Vesta Street is ideally located in the heart of New Islington and Ancoats, surrounded by a vibrant selection of independent bakeries, cafés, and restaurants, with New Islington tram stop just a short walk away, providing easy connections to the City Centre and Greater Manchester.

Please call the sales team on 0161 837 2840 to arrange a viewing!

The Tour

Living/Kitchen Area:

A spacious open-plan kitchen and living area featuring 18mm oak engineered wood flooring and a fully fitted Omega kitchen with a generous breakfast bar. Integrated appliances include a Neff oven and hob, CDA fridge, and dishwasher. The room is finished with wall-mounted electric heaters, LED downlights, and a large picture window that floods the space with natural light while offering views over the Ashton Canal. A utility cupboard houses a freestanding freezer, washer/dryer, and water cylinder.



Bedroom One:

A well-proportioned, fully carpeted double bedroom with walk-through wardrobes leading to a private en-suite bathroom. Additional features include LED downlights and TV and satellite points.

Bedroom Two:

A second fully carpeted double bedroom with LED downlights and convenient access to the family bathroom.

En-Suite:

Stylishly finished with fully tiled flooring, a three-piece suite with Villeroy & Boch sanitaryware, a thermostatic walk-in shower, large mirror with vanity shelf, heated chrome towel rail, and downlights.

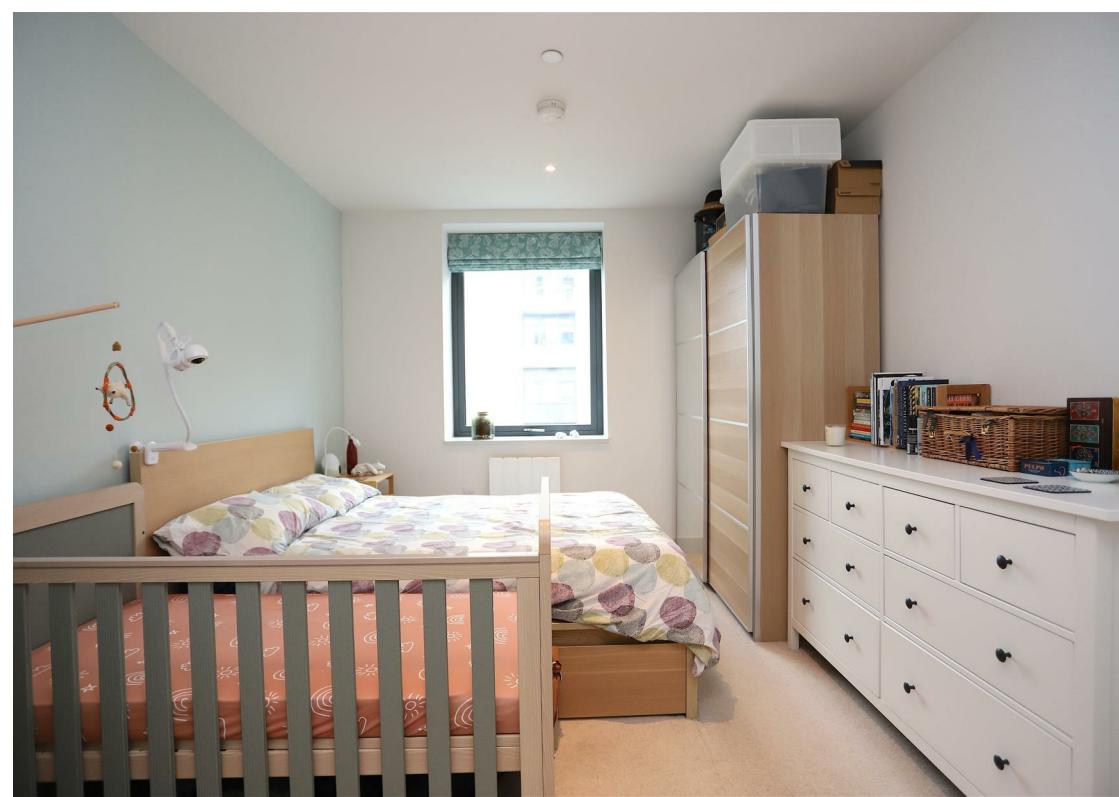
Bathroom:

Featuring fully tiled flooring, a three-piece Villeroy & Boch suite, thermostatic shower over bath, large mirror with vanity shelf, heated chrome towel rail, and downlights.

The Area

New Islington is one of Manchester's most dynamic and sought-after neighbourhoods, shaped by over 20 years of regeneration that has transformed it into one of the UK's Best Places to Live, as recognised by The Sunday Times. The area offers an abundance of green, open spaces, allowing residents to enjoy the outdoors while remaining just a short walk from the city centre. A vibrant selection of bars and restaurants sit right on your doorstep, including Cask, Pollen Bakery and Flawd Wine Bar, with the popular Cutting Room Square also only a short stroll away.

Lease Information

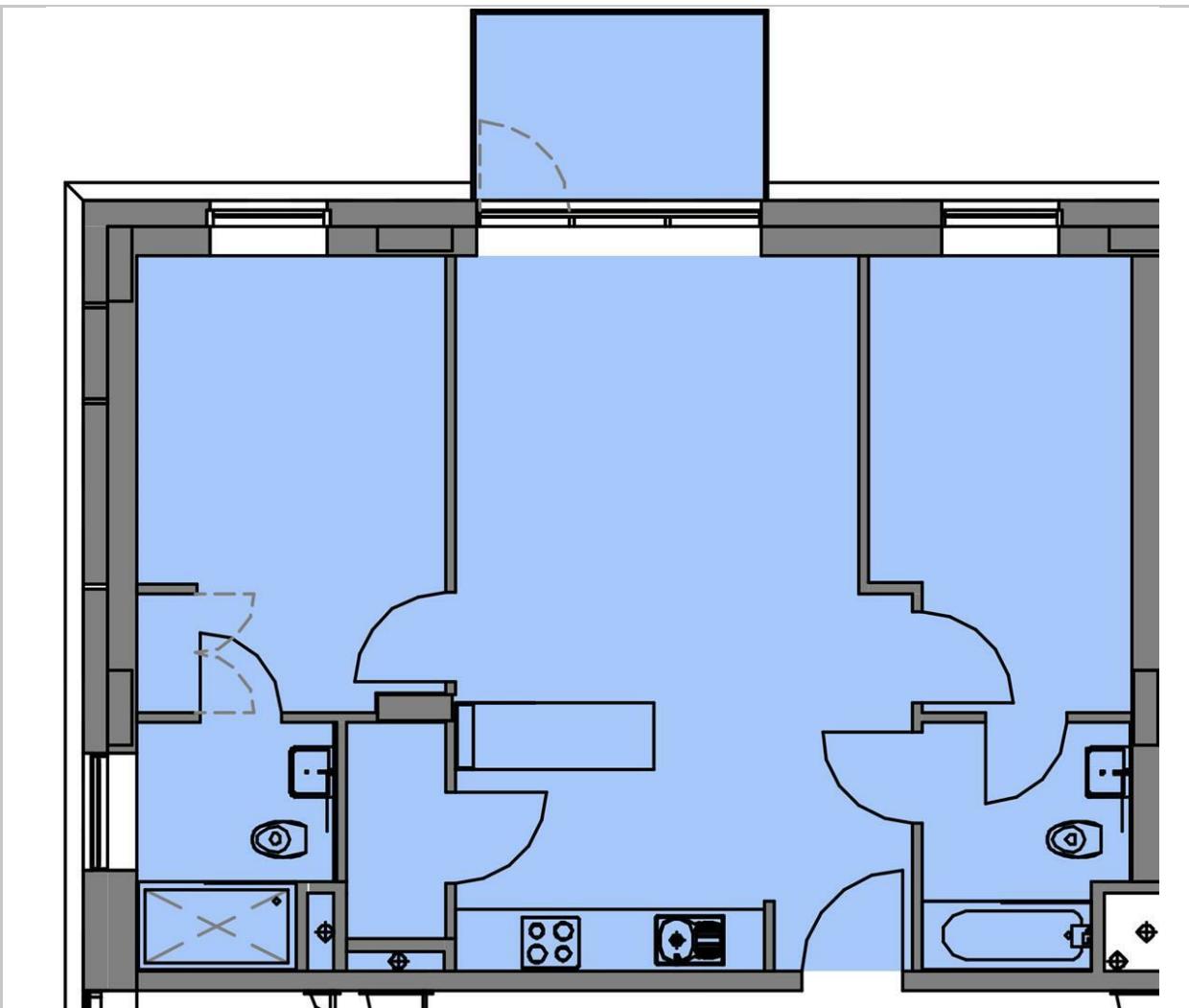




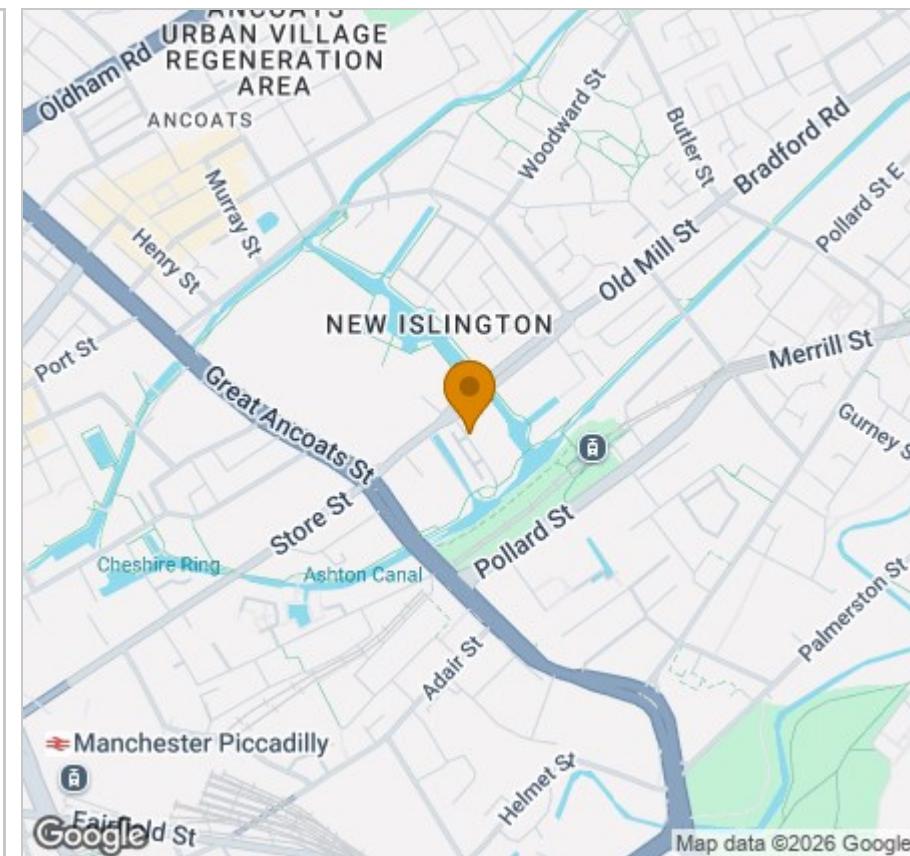
Lease - 250 years from January 2020.
Service charge: £2563.48
Buildings insurance: £376.17
Marina State Service Charge £247.10
Ground rent - Peppercorn

- Two Double Bedrooms
- Two Bathrooms
- Corner Unit
- Balcony Overlooking Canal & Marina
- Secure, Allocated Parking
- EPC Rating B
- EWS1 Form Available
- 24 Hour Concierge, Residents' Terrace & Club Room
- Close to New Islington Tram Stop
- Owner Occupiers & Investors Welcome!

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com