



# 184 Milliners Wharf

Munday Street | Islington Wharf | Manchester | M4 7BG

Asking Price £334,950





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Welcome to Milliners Wharf, a splendid apartment located in the vibrant New Islington / Ancoats neighbourhood of Manchester city centre. This first-floor residence boasts an impressive 925 square feet of living space, thoughtfully designed to offer both comfort and style.

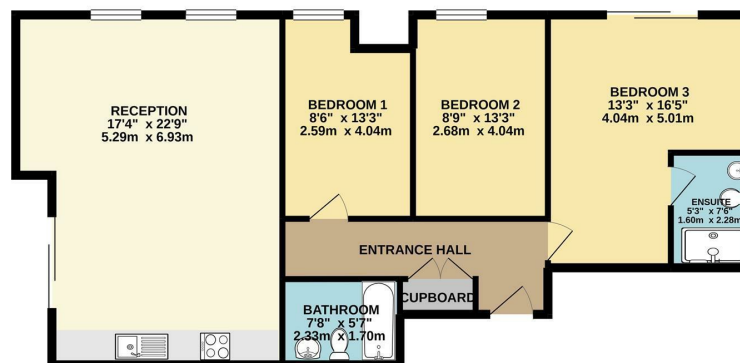
The apartment features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office. The two modern bathrooms provide convenience and privacy, catering to the needs of busy lifestyles.

One of the standout features of this property is the inclusion of two balconies, offering delightful outdoor spaces to relax and enjoy the views of the surrounding area.

- THREE DOUBLE BEDROOMS
- STYLISH BATHROOM & EN SUITE SHOWER ROOM
- FIRST FLOOR
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- SECURE ALLOCATED PARKING
- FULLY FITTED KITCHEN
- TWO BALCONIES
- 24 HOUR CONCIERGE
- CURRENTLY LET FOR £1,800PCM UNTIL 23/6/25, ACHIEVING A RENTAL YIELD OF 6.4%
- ISLINGTON WHARF / ANCOATS LOCATION



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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