



2 Munday Street | Manchester | M4 7BD

Asking Price £189,950

The
**GOOD
ESTATE**
AGENCY

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1 BED APARTMENT WITH BALCONY. Welcome to this charming flat located in the desirable Milliners Wharf, New Islington. This well-appointed property boasts a comfortable living space of 474 square feet, making it an ideal choice for individuals or couples seeking a modern urban lifestyle.

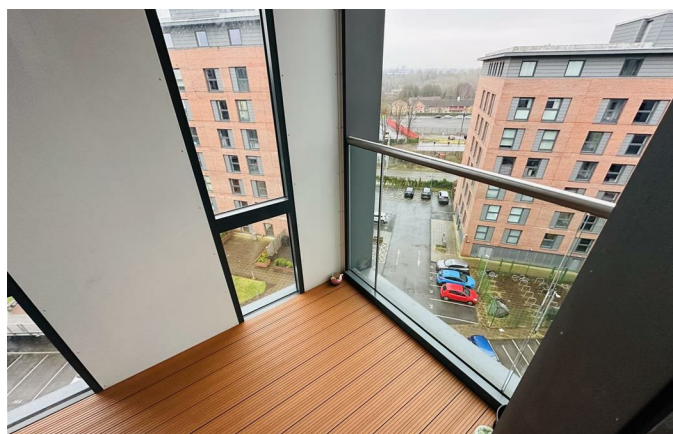
The flat features a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The bedroom is thoughtfully designed to offer a peaceful retreat, while the bathroom is equipped with contemporary fixtures, ensuring both comfort and convenience.

One of the standout features of this property is the 24-hour concierge service, which adds an extra layer of security and assistance to your daily life. The flat is situated within a secure, gated development, providing peace of mind for residents.

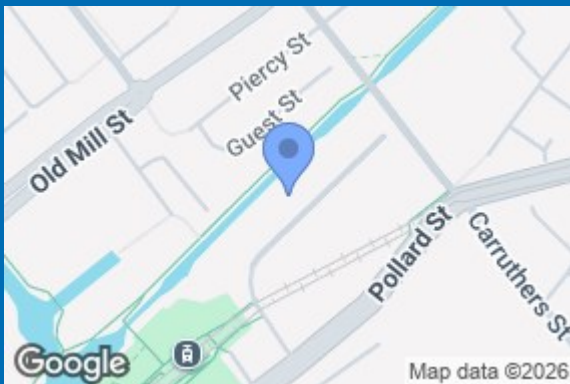
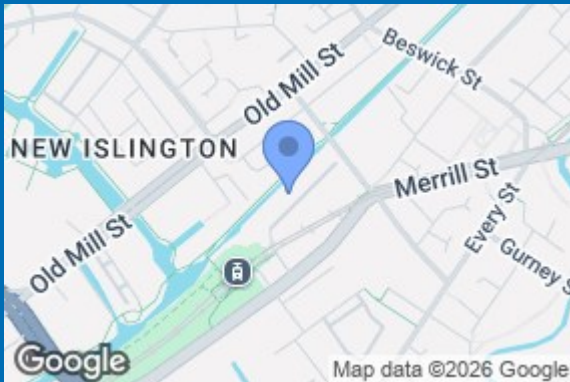
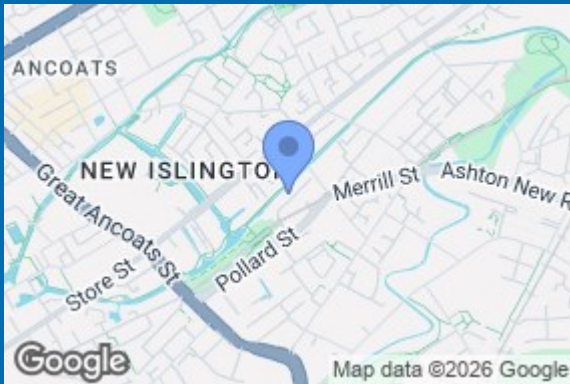
Location is key, and this property does not disappoint. It is conveniently located next to the New Islington Tram Stop, offering excellent transport links to the wider city. The fashionable Ancoats area is just a stone's throw away, known for its vibrant atmosphere, trendy eateries, and cultural attractions.

Currently, the flat is let for £950 per calendar month until 22nd May 2026 with a 2-month break clause, achieving a 6% gross rental yield and making it an attractive investment opportunity for those looking to enter the rental market. Whether you are seeking a new home or a savvy investment, this flat in Milliners Wharf is sure to impress. Don't miss the chance to make this delightful property your own.

- ONE BEDROOM APARTMENT
- HOUSE BATHROOM WITH SHOWER OVER BATH
- 7TH FLOOR
- CURRENTLY LET FOR £950PCM UNTIL 22/5/26, ACHIEVING A 6% RENTAL YIELD
- SECURE GATED DEVELOPMENT
- FITTED KITCHEN
- ENCLOSED BALCONY
- 24 HOUR CONCIERGE
- METROLINK STOP 2 MINUTES AWAY
- NEW ISLINGTON / ANCOATS LOCATION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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		

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