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# Munday street

## £370,000



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Positioned within the stylish and contemporary Milliners Wharf development in the heart of Manchester's vibrant Islington Wharf district, this beautifully presented three-bedroom apartment offers spacious, light-filled living with the rare advantage of a large private sun terrace – an ideal space for outdoor entertaining, relaxation, or al fresco dining in the city.

Situated on the first floor, the apartment opens into a generous entrance hall with a large storage cupboard, ideal for coats, shoes, and household items. The expansive open-plan living, dining and kitchen area is the heart of the home, with floor-to-ceiling windows allowing an abundance of natural light and seamless access to the stunning sun terrace. The terrace offers a true extension of the living area, providing an impressive and highly sought-after outdoor space not commonly found in city centre apartments.

The kitchen is fully fitted with contemporary units, integrated appliances, and ample surface space, perfect for cooking and entertaining. The principal bedroom benefits from a modern en suite shower room and built-in wardrobes, while the second and third bedrooms are both generously sized doubles, ideal for guests, children or a home office. A stylish main bathroom with a high-quality three-piece suite completes the internal accommodation.

Further highlights include, secure fob entry, and a high-spec finish throughout. Residents of Milliners Wharf enjoy exclusive access to a range of amenities including a 24-hour concierge service, well-maintained communal gardens, secure gated entry with one allocated parking space, and a secure bike storage facility.

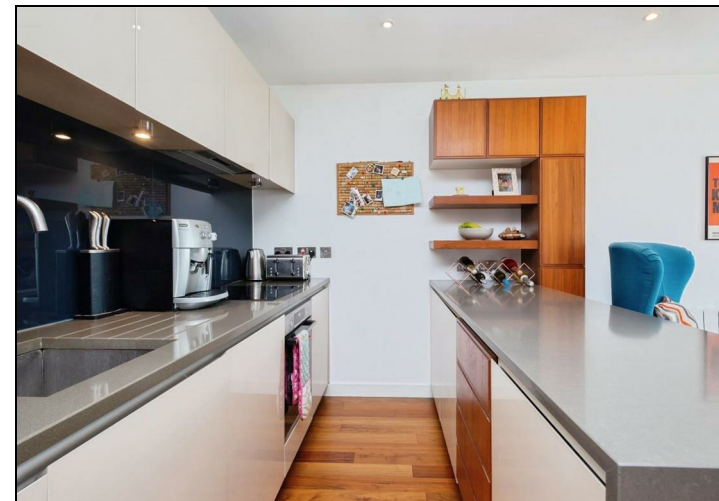
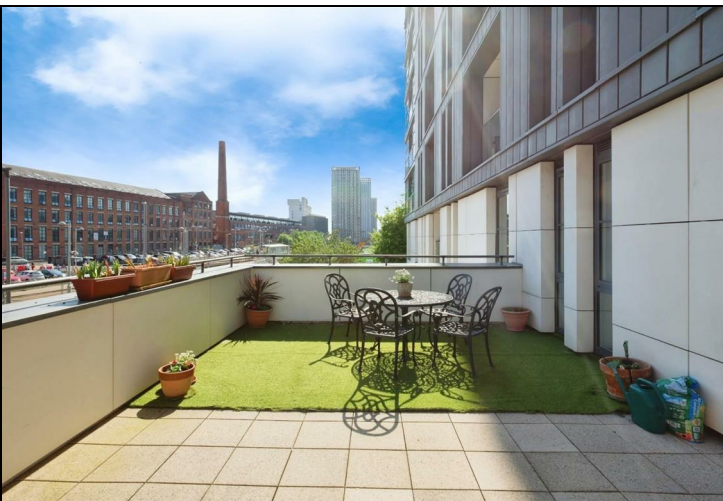
Ideally located along the scenic Ashton Canal, the development is a short stroll to Ancoats, the Northern Quarter, and New Islington Marina, offering some of Manchester's finest bars, restaurants, and independent shops.



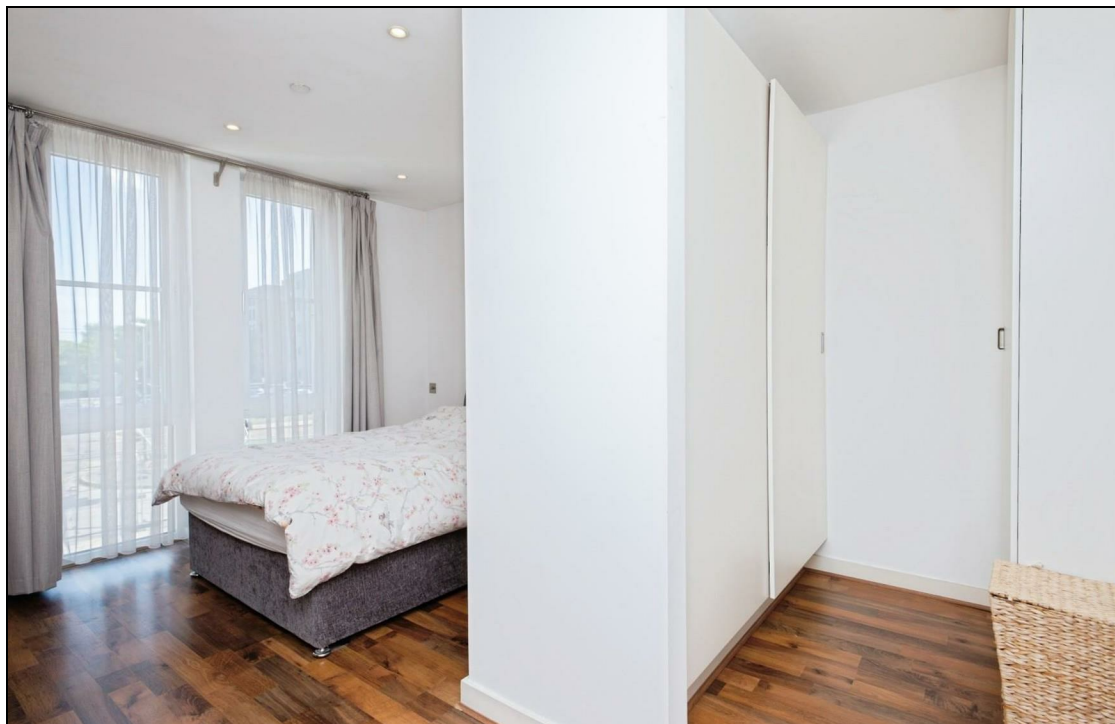


## KEY FEATURES

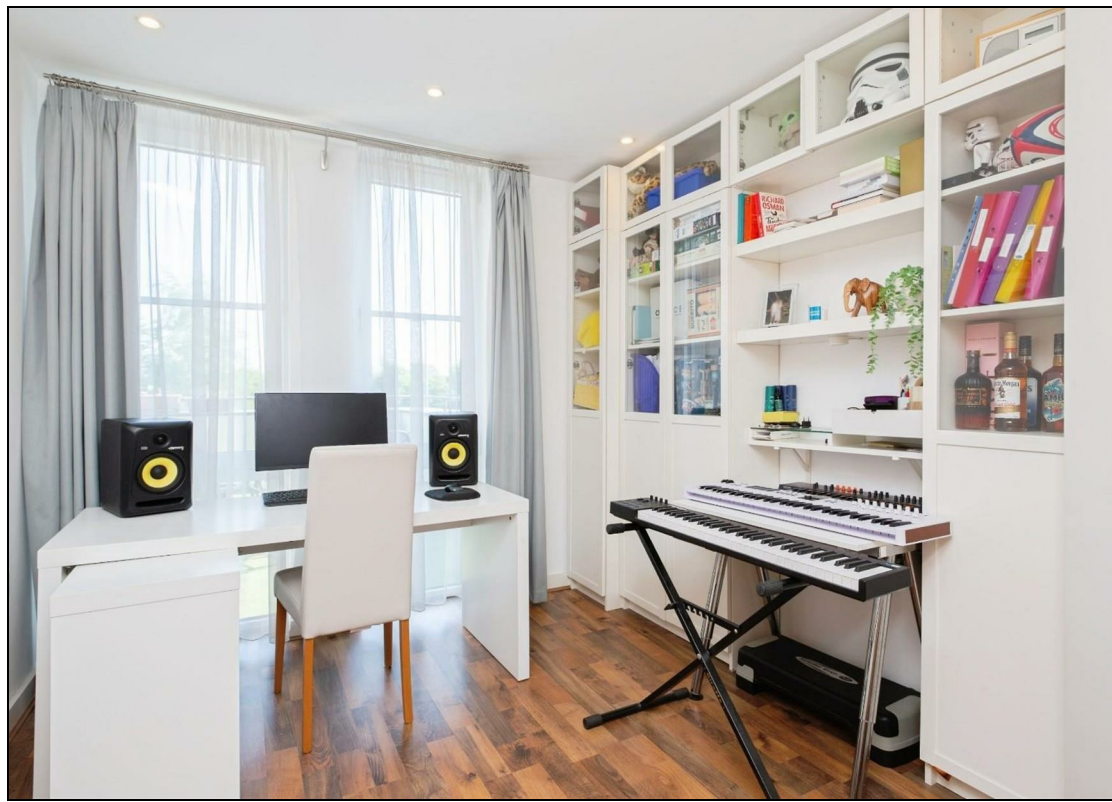
- THREE DOUBLE BEDROOMS
- ISLINGTON WHARF LOCATION
  - 24 HOUR CONCIERGE
  - SECURE ALLOCATED PARKING
  - LARGE SUN TERRACE
- MUST BE SEEN TO FULLY APPRECIATE
  - EN-SUITE
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- FIRST FLOOR



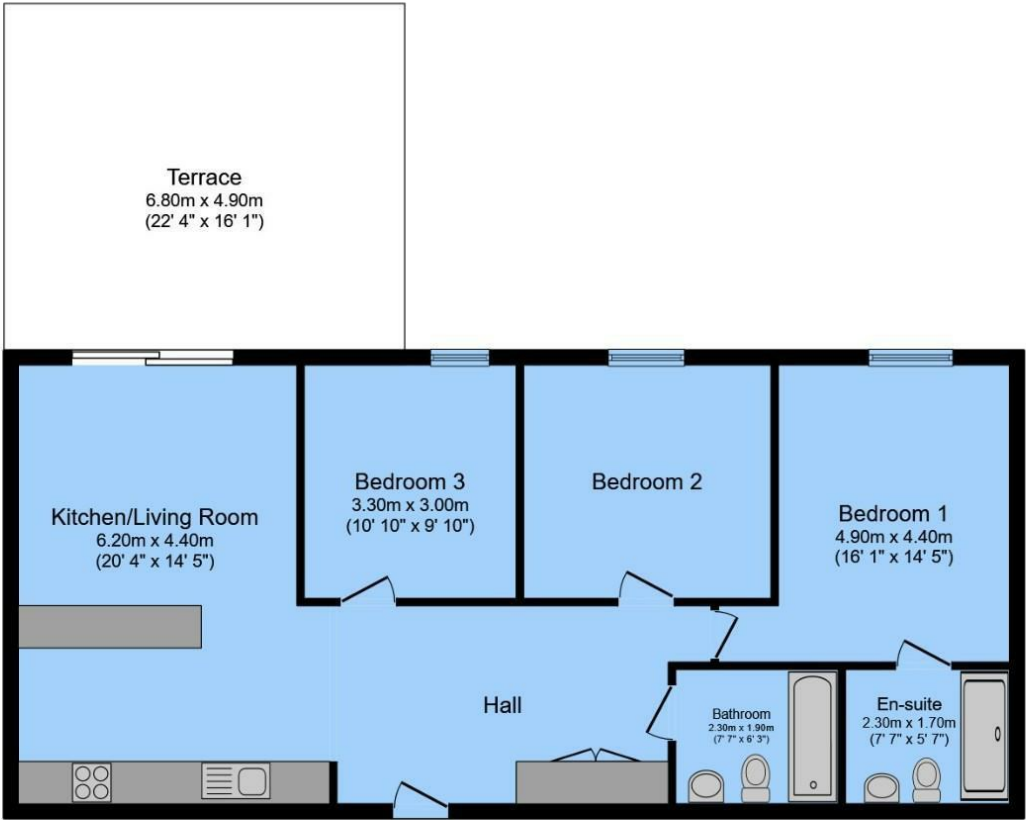






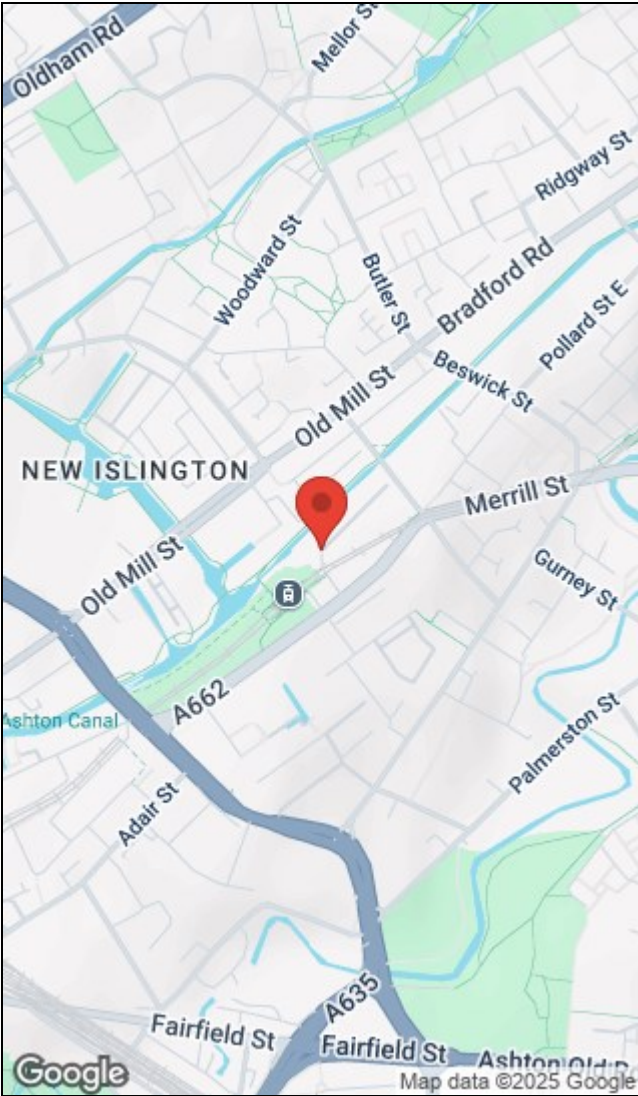






Total floor area 86.8 sq.m. (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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