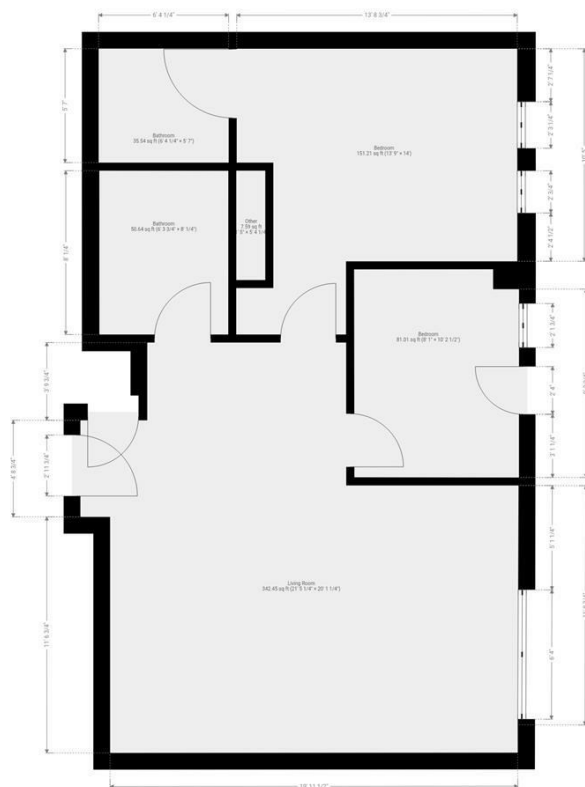


2 MUNDAY STREET MANCHESTER, M4 7BG

£260,000
LEASEHOLD

Step into this beautifully presented two-bedroom apartment, offering stylish and spacious living in one of Manchester's most desirable developments. This modern home is set within a secure building with concierge service and benefits from a dedicated parking space—an ideal feature for city living. Inside, you'll find a bright and expansive open-plan kitchen, dining, and living area, perfect for entertaining or unwinding after a long day. The living space is flooded with natural light thanks to large sweeping double windows, creating a warm and welcoming atmosphere throughout. The master bedroom is generously sized and features a sleek en-suite bathroom, while the second double bedroom is perfect for guests, family, or a home office. A contemporary family bathroom completes the accommodation. Situated right beside the canal, this apartment combines the tranquillity of waterside living with unbeatable connectivity. Just steps from the New Islington tram stop, commuting across the city is quick and effortless. Piccadilly Station and Manchester City Centre are within easy walking distance, and the popular Ancoats and Northern Quarter neighbourhoods—with their independent shops, restaurants, and cafes—are just moments away. Offering the perfect balance of comfort, convenience, and location, this apartment is ideal for professionals or anyone seeking vibrant city living in a peaceful setting.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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