



## Islington Wharf, Great Ancoats Street, Manchester - Offers Over £350,000

Julie Twist properties are delighted to bring to the market this one of a kind duplex penthouse apartment in Islington Wharf.

The apartment is situated on the 17th and 18th floor and has panoramic views over Manchester City Centre. On the first floor, this beautiful apartment comprises two good sized bedrooms, one of which has floor to ceiling windows that run the length of both walls and let in an abundance of natural light. In addition, there is an incredibly spacious storage cupboard and a three-piece main bathroom that are accessible from both the hallway and bedroom one. The apartments upper floor features two reception rooms, a large W/C, a separate kitchen area and a further storage cupboard providing an unbelievable amount of space. There is also a large roof terrace, perfect for summer dining and allows for a beautiful skyline view all year round. The apartment also comes complete with a secure allocated parking space.

Islington Wharf is situated in New Islington just minutes' walk from the New Islington Metrolink stop. Piccadilly Station is only ten minutes' walk away and both the Northern Quarter and the very popular area of Ancoats are also with easy walking distance. Islington Wharf overlooks the Ashton Canal and Islington Green, giving a lovely sense of open space which is a rarity in Manchester City Centre. The Islington Marina is just behind the development where picturesque water views can be enjoyed. The development also has an amazing communal garden for the residents creating a lovely community feel.

- Duplex Penthouse
- Stunning Roof Terrace
- Panoramic Views of The City
- Two Bedrooms
- Secure Parking Included
- Communal Gardens
- Minutes to New Islington Metrolink
- Short Walk to Piccadilly

## GENERAL

Rental Yield: 7.2% (Based on expected rental of £2100pcm)  
Service Charge: £4040 per annum  
Ground Rent: £200 per annum  
Lease: 250 years from 08.03.2006  
Council Tax Band: D  
Square Footage: 1147 sq.ft / 107 sq.m  
Management Company: Zenith Management

## HALLWAY

Wooden flooring, spotlights and access to a storage cupboard offering immense amounts of space.

## BEDROOM 1

Double glazed windows spanning across the full length of two walls, carpeted flooring, wall mounted heater, ceiling lighting and access to the ensuite bathroom through jack and jill doors.

## BEDROOM 2

Double glazed windows, carpeted flooring, wall mounted heater and ceiling lighting.

## MAIN BATHROOM

Jack and Jill style bathroom accessed from bedroom one and the hallway. Comprises bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, spotlights and ceiling extractor.

## DINING ROOM

Wooden flooring, access to a storage cupboard housing the boiler and with plumbing for a washing machine, wall lighting, large double glazed, velux window and wall mounted heater.

## LIVING AREA

Wooden flooring, wall mounted heater, double glazed windows and sliding door leading onto the roof terrace, phone/tv point, two ceiling lights and access to a further storage cupboard which is one of the biggest selling points of the property! It offers ample amounts of space and could even be turned into a home office.

## KITCHEN

Accessed via stairs from the dining room, the kitchen comprises a range of wall and base units, built-in oven with four ring hob and extractor over, integrated fridge and freezer, integrated dishwasher, stainless steel sink with mixer tap and drainer, ceiling extractor, spotlights and wooden flooring.

## W/C

On the upper floor, there is an additional W/C with a heated towel rail, partially tiled walls, tiled flooring and spotlights.

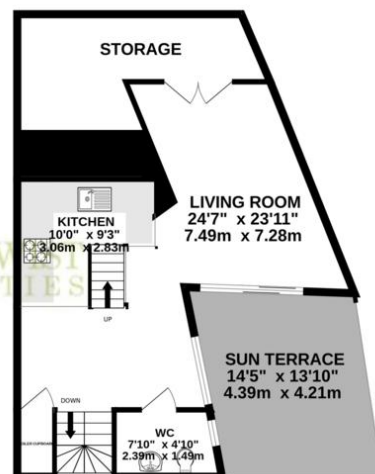
## ROOF TERRACE

The roof terrace offers panoramic views across Manchester City Centre.



17TH FLOOR  
486 sq.ft. (45.1 sq.m.) approx.

18TH FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1147sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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