



## One Vesta Street, New Islington, Manchester - Offers Over £220,000

Julie Twist Properties are delighted to present this beautiful one bedroom apartment located in One Vesta Street, New Islington. Positioned on the second floor, the apartment has a spacious living/dining area with an open plan kitchen which is set back slightly and has integrated appliances. There is a main three piece bathroom and generously sized double bedroom which all have plenty of wardrobe and desk/dresser space.

This property is situated in New Islington, now widely considered one of the most popular residential areas of Manchester City Centre. New Islington is nearby to some of Manchester's most highly reviewed restaurants and bars and has a great atmosphere everywhere you go. Piccadilly station, Shudehill bus station/tram stop and Victoria station are within 15 minutes' walk. The hustle and bustle of the Northern Quarter is only 10 minutes' walk away whilst you also have The New Islington Marina, with its beautiful waterside space on your doorstep.

- One Large Double Bedroom
- One Spacious Bathroom
- Open Plan Living & Kitchen Area
- Second Floor
- 24 Hour Concierge
- Communal Lounge & Terrace
- New Islington Location
- Short Walk To New Islington Marina



**GENERAL**

Rental Yield: 6% Rental Yield (£1,150PCM)  
 Service Charge: Approx £1,740.00 per annum  
 Ground Rent: Peppercom  
 Lease: 250 years from 01/01/2020  
 Floor Area: Approx 582 sqft  
 Council Tax Band: B - £1,608.63 per annum  
 Management Company: Zenith

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring, spotlights and extractor.

**LIVING ROOM**

Double glazed window, laminate flooring, wall mounted heater, phone/TV point, intercom entry system and spotlights.

**BEDROOM**

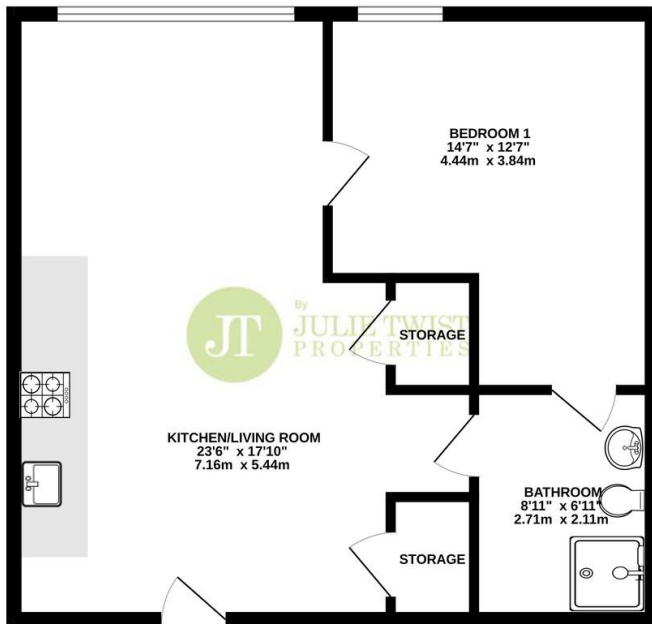
Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, spotlights and entrance to the ensuite.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.



SECOND FLOOR  
 582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.