



Islington Wharf, Great Ancoats Street, Manchester - Offers Over £585,000

Julie Twist Properties are delighted to present this three bedroom duplex penthouse in the Islington Wharf Development. The property is located on the 8th and 9th floors and showcases stunning views over Manchester throughout. The lower level has three good size double bedrooms, all fitted with Sliderobes wardrobes. One of the bedrooms is ensuite and the main bathroom has been fully renovated and is finished with mood lighting and a jet whirlpool bath. The kitchen has been very recently modernised and has floor to ceiling windows overlooking the communal garden and to the East of Manchester all the way to the Pennines. The kitchen has ample space for dining and is the perfect spot for to enjoy a morning coffee and soaking in the view.

- Three Bedroom Duplex Penthouse
- Large Private Terrace
- Stunning Views
- Two Secure Parking Spaces
- 1339sqft
- New Islington Location
- Fantastic Condition
- EWS1 In Place

DESCRIPTION

The top floor hosts living space which is over 31ft long and boasts 8.5ft ceilings with huge glass windows and doors along two full sides. This expanse of space is big enough for lounging, dining and entertaining and opens onto the large private roof terrace. On this floor there is also a partially separated section which is ideal for a work from home office, conveniently positioned with views over Manchester City Centre Skyline. The roof terrace is completely private with views of both the The East and West of Manchester meaning it catches the sun at all points of the day.

The property comes complete with TWO SECURE PARKING SPACES!

Islington Wharf is situated in New Islington, alongside the very sought after area of Ancoats. Islington Wharf overlooks the Ashton Canal and the Islington Marina is just behind the development where picturesque water views and green space can be enjoyed. Both the Marina and Ancoats offer some of Manchester's best eateries including infamous bakeries and a Michelin Star Restaurant. The development also has a lovely communal garden for the residents creating a lovely community feel. New Islington Metro Stop is just minutes away and Piccadilly Station is reachable on foot in under ten minutes. It has everything you could possibly need from a City Centre Location!

GENERAL

Rental Yield: 5.9% (Based on expected rental price of £2995pcm)
 Service Charge: £4762 per annum
 Buildings Insurance: £1311 per annum
 Ground Rent: £200per annum
 Lease: 250 years (less 3 days) from 8 March 2006
 Square Footage: 1339sq.ft (124sq.m)
 Council Tax Band: E (£2527.86pa)
 Management Company: Zenith

HALLWAY

New flooring, spotlights, wall mounted heater.

Access to storage cupboard with plumbing for washing machine, boiler, heat exchange system, Hyperoptic broadband, water filtration system, LAN network socket and control panel for heating and hot water.

Access to large storage cupboard running under the stairs.

BEDROOM 1

Double glazed windows, new carpeted flooring, new fitted blinds, fitted Sliderobe wardrobes, wall mounted heater, ceiling light and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor, large fitted wall mirror and spotlights.

KITCHEN

The kitchen comprises of new wall and base units, space for large American style fridge/freezer, integrated dishwasher, built-in oven, induction hob and extractor over, stainless steel sink with mixer tap and drainer, new flooring, fitted blind, spotlights (on dimmer switches) and extractor.

BEDROOM 2

Double glazed windows, new carpeted flooring, wall mounted heater, fitted Sliderobes wardrobes with floor to ceiling mirror, new fitted blinds and ceiling light.

MAIN BATHROOM

Accessed via the hallway, a three piece bathroom comprising a 27 jet whirlpool bath with underwater lighting, shower attachment, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor, large fitted mirror, spotlights and mirror backlighting on dimmer switches for mood lighting.

BEDROOM 3

Double glazed windows, wooden parquet flooring, wall mounted heater, fitted Sliderobes Wardrobe, floor to ceiling mirror, new fitted blind and ceiling light.

LIVING ROOM

Large double glazed windows and double glazed french doors onto private roof terrace, new flooring, new fitted blinds, wall mounted heaters, 2 LAN networks sockets, spotlights on dimmer switches and bar lights

ROOF TERRACE

Paved flooring, glass balustrades, outdoor lighting including festoon lights, stunning views from East to West Manchester.

PARKING

There are two allocated secure parking spaces included in the sale of this property.

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 where 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.

