



Apt 122 One Vesta Street, New Islington, Manchester, M4 6LU

This 5th floor two bedroom apartment has beautiful views over Islington Marina. The spacious kitchen/living room has Oak flooring, and a superb fitted kitchen with appliances. It offers comfortable and versatile space with room for a dining table as well. The master bedroom has Marina views and full en-suite shower room. The second double bedroom also has Marina views and access to the main bathroom. This bathroom is also accessible from the living area and has a shower attachment over the bath. One Vesta comes with communal lounge area and outside terrace overlooking the Marina. 24 hour concierge. One allocated gated parking space. Double glazed windows and electric heaters.

Price £330,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Living/Kitchen

23'6" x 12'9"

This room has views over the Marina and Oak flooring throughout. The kitchen comes with integral appliances and two seater breakfast bar. Ceiling spot lights and electric heaters, entry phone system and access to the remaining rooms.

Master Bedroom

15'1" x 10'2"

Double glazed window overlooking the Marina. Spot lights and electric heater

En-Suite

8'2" x 5'7"

Walk in shower, wash hand basin and w.c. tiled floor, fitted mirror and electric shaver point. Chrome heated towel rail.

Bedroom Two

15'1" x 9'2" max

Double glazed window overlooking the Marina. Spot lights and electric heater. Access to the bathroom

Bathroom

8'1" x 6'0"

Luxury three piece suite with shower attachment, wash hand basin and w.c. Fitted mirror, electric shaver point and chrome heated towel rail.

Externally

The development has a communal entrance with concierge desk. Secure bike storage. There is a separate lounge area, outside terrace and the property comes with allocated surface parking space.

Additional Information

Service Charge: £2689 per annum (includes Marina Estate Charge)

Building Insurance - £313 PA

Ground Rent: Peppercorn

Ground Rent Review Period: N/A

Lease: 250 years from 01/01/2020

Council Tax Band: C

Management Company: Northern Group

Agents Notes

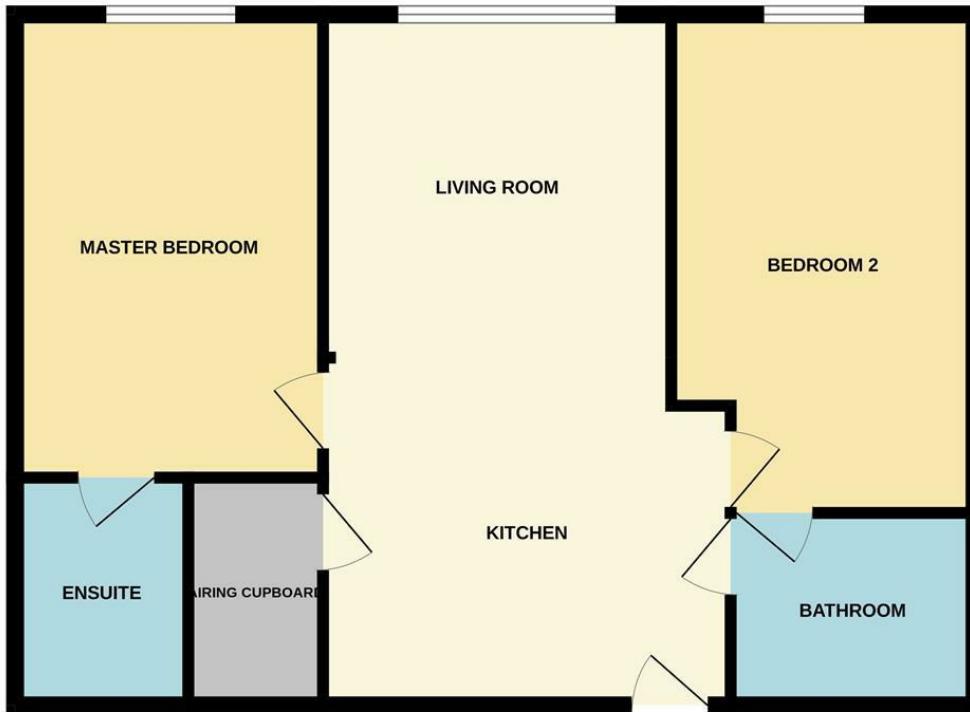
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk
www.jordanfishwick.co.uk

