



Apt 18 Islington Wharf, 151 Great Ancoats Street, Manchester, M4 6DH

This corner 3rd floor two bedroom apartment is located in the popular Islington Wharf, New Islington. Entrance hall with heating and ventilation cupboard, spacious living room with floor to ceiling windows, open through to the dining and kitchen area. The kitchen has oven, hob, dishwasher and sink unit. The master bedroom has en-suite shower room, second double bedroom and family bathroom. Communal heating systems on demand. No Chain. Parking Included. MORTGAGE BUYERS WELCOME

Price £245,000

Viewing arrangements

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

Entrance Hall

Laminate flooring, radiator and storage cupboard housing ventilation and heating system.

Living Room

15'3" x 13'8"
Floor to ceiling corner windows with laminate flooring and radiator. Open through to-

Kitchen/Diner

16'9" x 8'1"
Same floor to ceiling window and laminate flooring. The kitchen has wall and base units with sink, oven hob and dishwasher

Master Bedroom

12'5" x 10'5"
Two double glazed windows and radiator

En-Suite

8'3" x 3'11"
Walk in shower cubicle with tiling, wash hand basin and w.c.
Chrome heated towel rail.

Bedroom Two

10'3" x 10'3"
Two double glazed windows and radiator

Bathroom

8'2" x 5'6"

Three piece suite with shower attachment, wash hand basin and w.c. Tiled walls and chrome radiator.

Externally

Allocated underground Parking space

Additional Information

Lease 250 years from 2006, (20 year reviews)

Ground Rent £200 pa

Service Charge £3060.28p pa

Buildings Insurance £792.02p pa

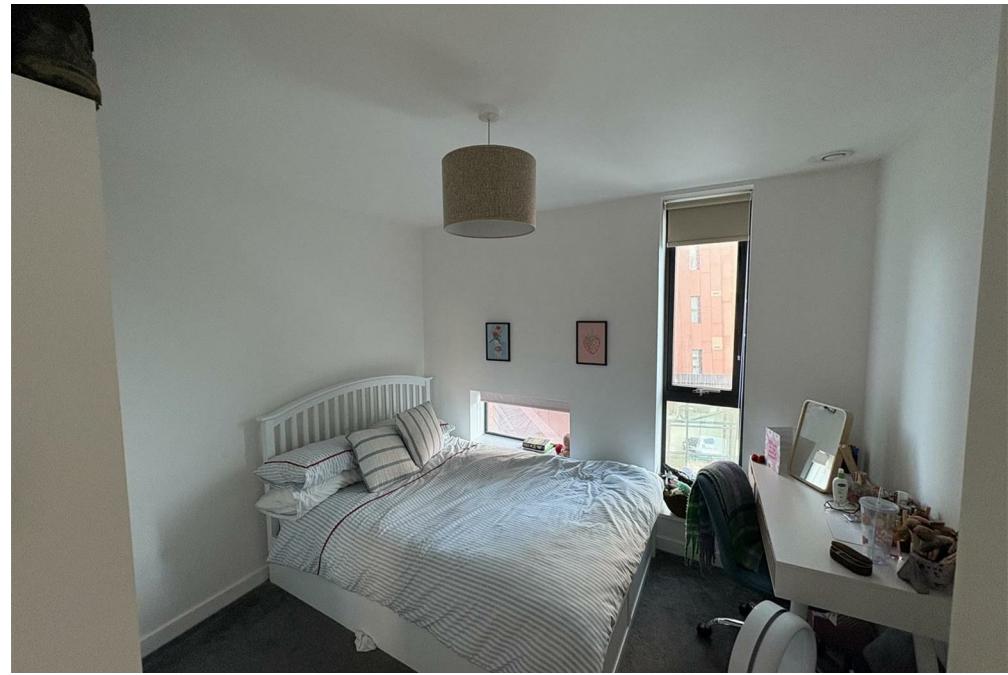
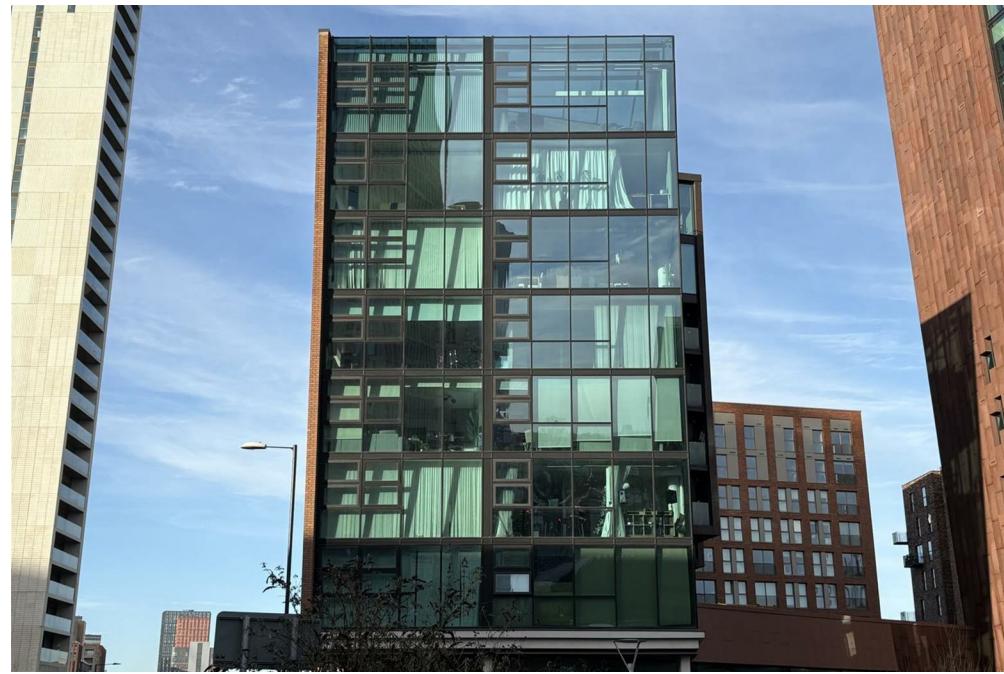
Building Managed by Zenith

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	83	83
(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.
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