



45 ISLINGTON WHARF BLOCK A 151 GREAT ANCOATS MANCHESTER, M4 6DH

£179,995
LEASEHOLD

Islington Wharf is a stunning landmark development located in New Islington/Ancoats area of City Centre and just a short walk to the Northern Quarter and Piccadilly train station and Manchester's town Centre. This fifth floor apartment briefly comprises a spacious living room with large windows and private view, open to a fully fitted kitchen with breakfast bar, large double bedroom and a luxury 3 piece bathroom suite. The building features communal outside space within the confines of a gigantic communal sky garden which is outfitted with picnic benches and artificial grass and also onsite caretaker/concierge service. Parking may be available to rent privately on site however the property does not include a permitted space. *Currently tenanted until the 7th July 2024

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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