

2 Munday Street | Manchester | M4 7BD

Asking Price £265,000

The GOOD ESTATE AGENCY

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The Apartment

SPACIOUS SIXTH-FLOOR APARTMENT | TWO PRIVATE BALCONIES | ALLOCATED PARKING | 775 SQ FT

Occupying a sixth-floor position within the popular Milliners Wharf development, this beautifully presented two-bedroom, two-bathroom apartment offers approximately 775 sq ft (72 sq m) of contemporary living accommodation, complemented by two private balconies, allocated parking and an excellent New Islington location.

The apartment has been thoughtfully designed to provide a comfortable balance of open-plan living, generous bedroom accommodation and valuable outdoor space, making it an appealing choice for professionals, couples and those seeking a well-connected Manchester city centre home.

At the heart of the property is an impressive open-plan living and dining area, offering ample space for both relaxation and entertaining. Large windows allow natural light to fill the room, while direct access to a private balcony provides an attractive extension of the living space, with elevated views across the surrounding area.

The adjoining fitted kitchen offers a practical and contemporary arrangement, with integrated appliances, generous worktop space and storage.

The principal bedroom is particularly appealing, featuring fitted wardrobes, its own private balcony and an en-suite shower room. A second well-proportioned double bedroom provides flexibility for guests, family members or those requiring a dedicated home office.

A separate family bathroom serves the second bedroom and guests, while the entrance hallway benefits from useful additional storage.

The apartment also includes an allocated parking space, an increasingly valuable feature in this sought-after city centre location.

- SPACIOUS SIXTH-FLOOR TWO-BEDROOM APARTMENT
- IMPRESSIVE OPEN-PLAN LIVING & DINING AREA
- TWO PRIVATE BALCONIES WITH ELEVATED VIEWS
- SECOND DOUBLE BEDROOM & FAMILY BATHROOM
- APPROXIMATELY 775 SQ FT (72 SQ M) OF ACCOMMODATION
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES
- ALLOCATED PARKING SPACE INCLUDED

















The Development

Milliners Wharf is an established residential development situated in the heart of New Islington, one of Manchester's most desirable and distinctive neighbourhoods.

Residents benefit from a 24-hour concierge service, secure intercom entry, lift access and attractive communal gardens, creating a convenient and welcoming environment.

The development combines contemporary city living with a more relaxed waterside setting, offering residents the opportunity to enjoy the vibrancy of Manchester while remaining slightly removed from the busiest parts of the city centre.

Location & Lifestyle

New Islington has established itself as one of Manchester's most fashionable residential neighbourhoods, combining modern architecture, waterside surroundings and a thriving independent food and drink scene.

The apartment is ideally positioned for exploring neighbouring Ancoats, widely regarded as one of Manchester's leading destinations for independent restaurants, cafés, bakeries and bars.

The nearby New Islington Marina and Cotton Field Park provide attractive outdoor spaces for walking, relaxing and enjoying the waterside environment, while the Northern Quarter is within easy walking distance, offering an eclectic mix of independent shops, restaurants, galleries and nightlife.

For commuters, New Islington Metrolink stop is conveniently located close to the development, providing excellent connections across Greater Manchester. Manchester Piccadilly railway station is also within walking distance, offering regional and national rail services.

This combination of excellent transport connections, outstanding local amenities and an increasingly desirable residential setting makes Milliners Wharf an attractive proposition for those looking to enjoy the very best of Manchester city living.

Investment Opportunity

With its desirable New Islington location, two-bedroom accommodation, two private balconies and allocated parking, the apartment also presents an appealing opportunity for buy-to-let investors.

The development's established residential reputation, concierge facilities and proximity to major employment centres, transport connections and Manchester's thriving leisure scene are all features likely to appeal to prospective tenants.

Further information regarding potential rental income, service charges and leasehold arrangements is available upon request.

Arrange Your Viewing

To appreciate the space, setting and lifestyle this apartment offers, contact The GEA to arrange your private viewing.

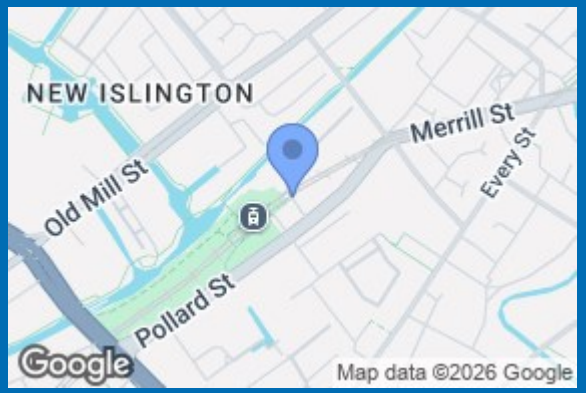
Have a Property to Sell?

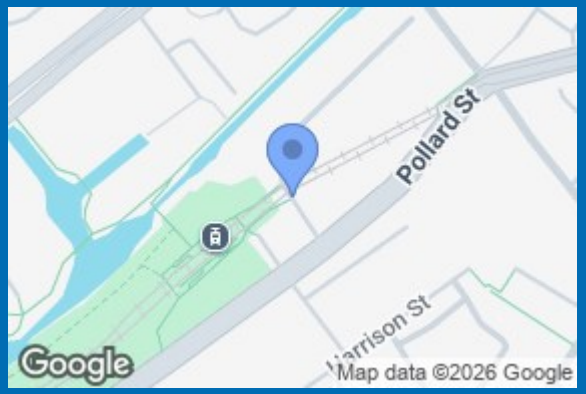
If you have a property to sell, whether in Manchester or elsewhere in the UK, The GEA would be delighted to assist.

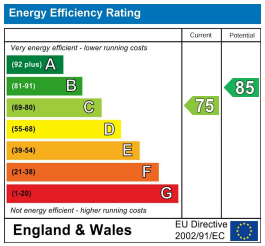
Established in 2011, we combine extensive market knowledge, professional photography, carefully considered marketing and a personalised approach to help our clients achieve the best possible results.

Contact us for a confidential, no-obligation market appraisal and discover how we can help with your next move.









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