



# Apt 85 Islington Wharf, 153 Great Ancoats Street, New Islington, M4 6DN

EWS1 Available/Mortgage Buyers Invited. Jordan Fishwick are pleased to offer this stunning TWO BEDROOM third floor apartment in the iconic Islington Wharf, New Islington. The apartment offers stunning views across the canal and nearby locks, and offers easy access to Ancoats Marina and Urban Exchange shops and gym, along with New Islington tram stop being just 5 minutes walk away. The apartment briefly comprises of: entrance hall, living room/kitchen, two double bedrooms and jack and jill bathroom. There is an underground parking space included. There is a sunny roof garden available to residents, lifts to all floors and a daytime concierge/caretaker on site. NO ONWARD CHAIN.

## Price £235,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

**245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3**

### **Entrance Hall**

Wooden flooring. Access to all rooms. Utility cupboard with space for washer/dryer.

### **Living Room/Kitchen**

26'2" x 14'4"

Range of wall and base units with complimentary worktops over. Cooker with induction hob and extractor over.

Integrated dishwasher, fridge and freezer. Wooden flooring. TV/Telephone point. Spotlights. Dual aspect windows overlooking Great Ancoats canal. Wall mounted heater.

### **Bedroom One**

12'9" x 8'9"

Spotlights. Fitted carpets. TV point. Wall mounted heater. Access to the main bathroom.

### **Bedroom Two**

10'2" x 8'9"

Celing light. Fitted carpets. TV point. Wall mounted heater.

### **Bathroom**

Partially tiled. Bath with mixer shower over. Floating sink with mixer tap. Low level W.C. Vanity mirror.

### **Externally**

Lifts to all floors. Secure underground parking space. Residents only roof garden. Daytime on-site caretaker/concierge.

## Additional Information

Lease - 250 years from 2006

Ground rent - £200 per annum

Service charges - £2320.26 pa

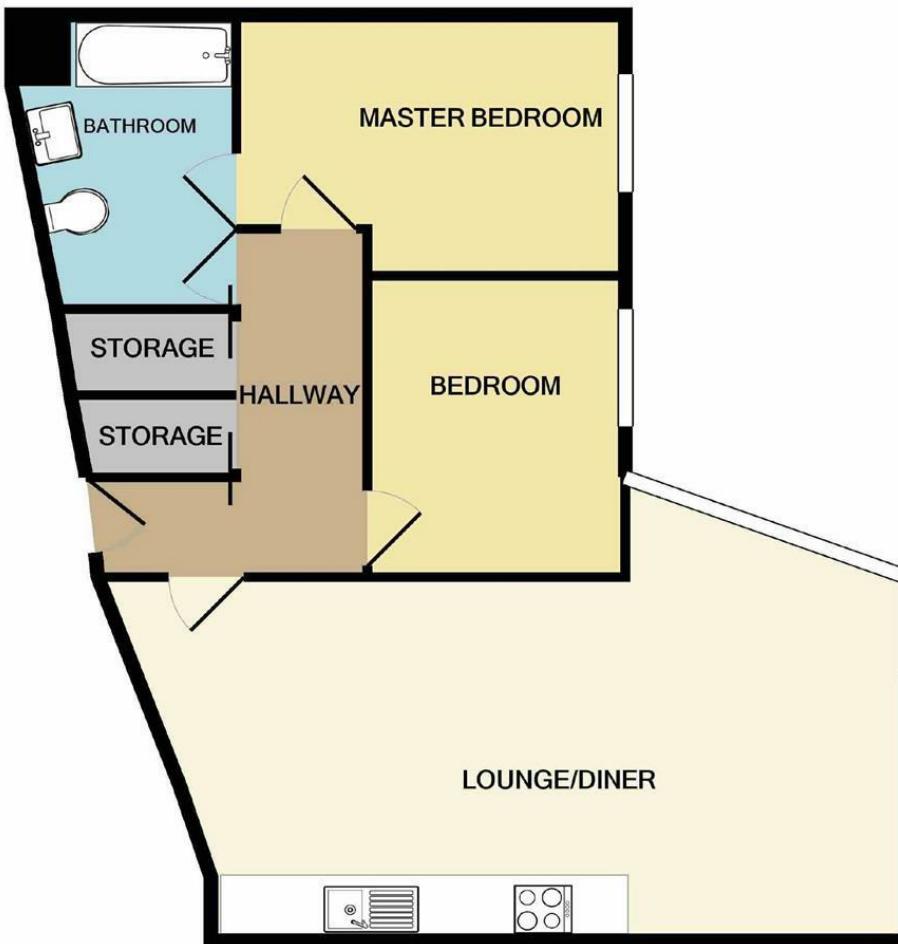
## Agents Notes

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





Measurements are approximate. Not to scale. Illustrative purposes only  
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