



RESIDE
MANCHESTER



18 One Vesta Street
New Islington, Manchester, M4 6LT

Asking Price £320,000

2 2 1 c

18 One Vesta Street

New Islington, Manchester, M4 6LT

A well presented 2 bedroom apartment located on the 1st floor of Manchester Life's One Vesta Street development, this apartment is canal facing with two bathrooms, a spacious open plan living and kitchen area and includes an allocated parking space. Located alongside the Ashton Canal, this development offers 24 hour concierge service, ground floor communal terrace, communal indoor club room and secure cycle storage.

One Vesta Street is set in the heart of New Islington and Ancoats with so many independent bakeries, cafes and restaurants on its doorstep, as well as New Islington tram stop only a stones throw away connecting the development to the City Centre and Greater Manchester.

The apartment is chain free. Call our sales team on 0161 837 2840 to arrange a viewing!

The Tour

One Vesta Street is a waterside development comprising of 169 apartments and 3 townhouses, set within a secure gated development and surrounded by the Ashton Canal and New Islington Marina. Designed by world renowned architect, Rafael Vinoly, the development features; 24 hr concierge, residents club room and outside amenity space, one of the most desirable areas of Manchester City Centre.

Living/kitchen area: Spacious Kitchen/Living area with 18mm oak engineered wood flooring, fully fitted Omega kitchen with a spacious breakfast bar, integrated Neff oven & hob, CDA fridge and dishwasher. Wall mounted electric heaters, LED down lights and a picture window flooding the room with natural light and views over looking Ashton Canal. Utility cupboard features a freestanding freezer, washer dryer and the water cylinder.

Bedroom 1: Fully carpeted double bedroom with walk-through wardrobes and an en-suite bathroom. With LED downlights, TV and satellite point.

Bedroom 2: Fully carpeted double bedroom with LED downlights with access to the family bathroom.

En suite: Fully tiled flooring, 3 piece suite with Villeroy & Boch sanitaryware, thermostatic walk in shower, large mirror and vanity shelf, heated chrome towel rail and down lights.

Bathroom: Fully tiled flooring, 3 piece suite with Villeroy & Boch sanitaryware, thermostatic shower over bath, large mirror and vanity shelf, heated chrome towel rail and down lights.





The Area

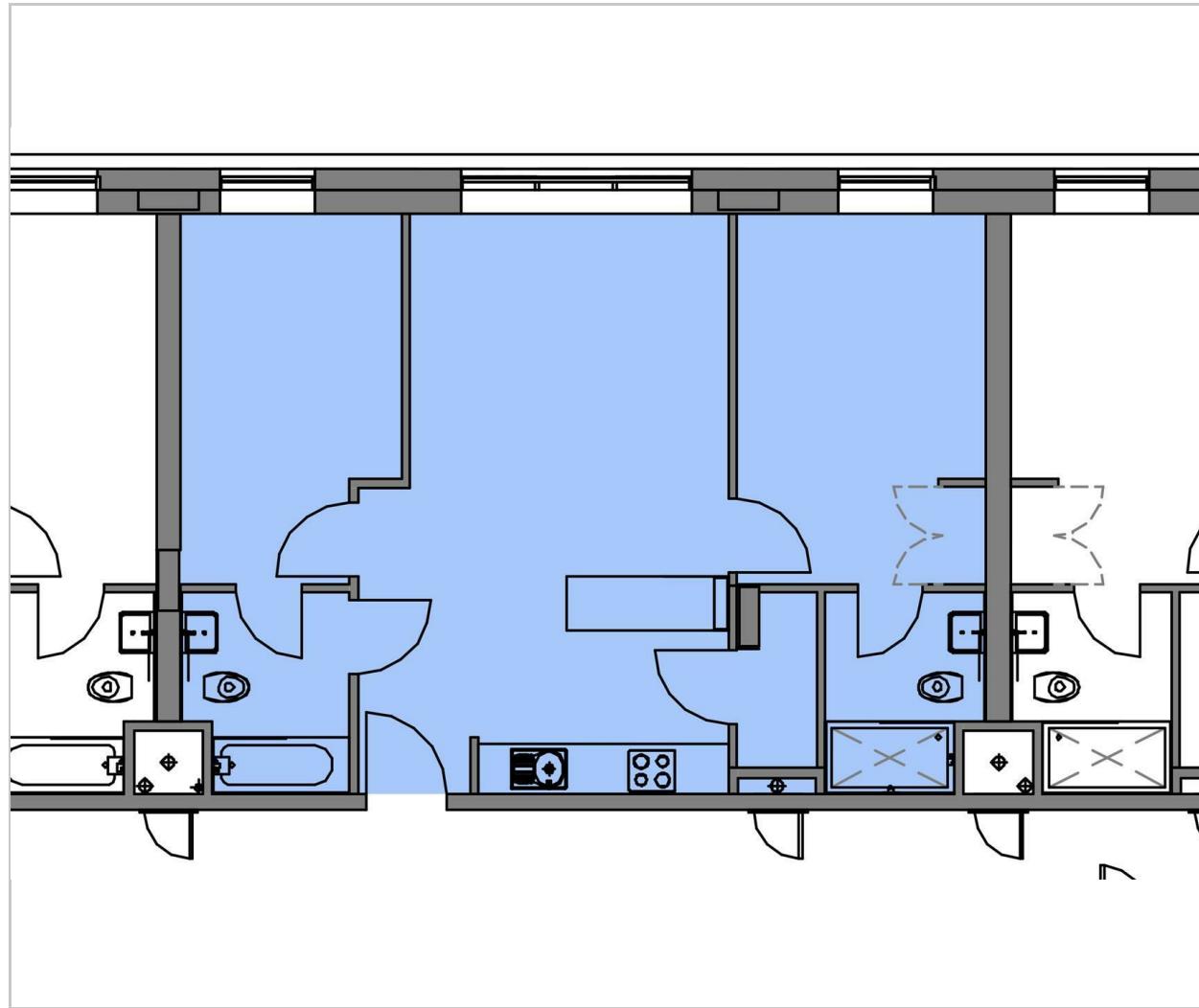
New Islington is one of Manchester's most exciting and vibrant neighbourhoods and has undergone a 20-year regeneration transforming the area into one of the UK's Best Places to Live in the UK according to the Sunday Times. New Islington is rich in green, open spaces so you can enjoy being outdoors, without compromising on the delights of the city – which is just a few minutes walk away. There are many bars and restaurants on your doorstep such as Cask, Pollen Bakery, Flawd Wine Bar and many more with Cutting Room Square only a short walk away.

Lease Information

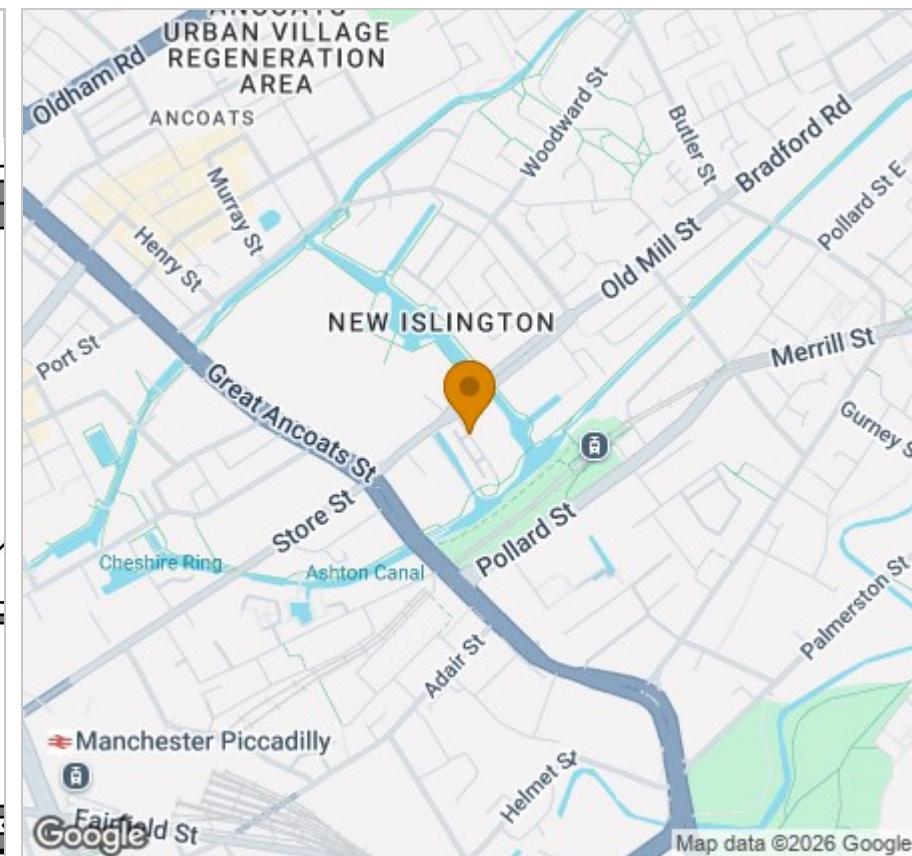
Lease - 250 years from January 2020.
Ground rent - Peppercom
Service Charge - £2566.56 per annum

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Included
- Communal Club Room
- Chain Free
- EPC Rating C
- 24hr Concierge
- Canal Facing Apartment
- Next to New Islington Tram Station
- Communal Terrace Area

Floor Plan



Area Map



Energy Efficiency Graph

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		
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		
EU Directive 2002/91/EC		

Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Upper Ground, 4 Jordan Street, Manchester, Greater Manchester, M15 4PY

Tel: 0161 837 2840 Email: info@residemanchester.com www.residemanchester.com