



# Apt 60 Islington Wharf, 151 Great Ancoats Street, Ancoats, Manchester, M4 6DH

## MORTGAGE BUYERS WELCOME

Jordan Fishwick are pleased to have for sale this 7th floor, Two bedroom apartment in the Islington wharf development nestled in the vibrant area of Ancoats. This stylish apartment features a spacious open plan kitchen and lounge, ideal for relaxing and entertaining guests. With two well appointed bedrooms and views onto the communal terrace, this makes a perfect buy for a city lover. The apartment boasts an en-suite in the master bedroom as well as a modern bathroom. The property also includes an allocated under-ground parking space.

## Asking Price £240,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### The Building

Nestled in the vibrant area of Ancoats, this splendid apartment at Islington Wharf offers a perfect blend of modern living and urban convenience. With its prime location on Great Ancoats Street, residents will find themselves surrounded by a rich tapestry of culture, dining, and leisure activities.

Living in Ancoats means you are just a stone's throw away from a variety of trendy cafes, restaurants, and shops, as well as excellent transport links to the rest of Manchester. This property is not just a home; it is a lifestyle choice that offers the best of city living.

In summary, this apartment at Islington Wharf is an exceptional

opportunity for those looking to embrace the dynamic spirit of Ancoats while enjoying the comforts of a modern home. Do not miss the chance to make this delightful property your own.

### Lounge / Kitchen

25'5" x 14'7"

Spacious open plan lounge and kitchen, access to balcony, electric heater, TV access points, spot lighting. The kitchen includes integrated fridge/freezer, oven/hob, dishwasher and extractor fan.

### Bedroom One

13'8" x 9'10"

Fitted Carpets, Electrical Heater, Spot Lighting, ceiling to floor window, spot lighting.

## Bathroom

9'9" x 6'2"

Part tiled bathroom. WC, hand wash basin, shower attachment with mixer, towel rail, fitted mirrors, spot lighting.

## Bedroom Two

14'6" x 9'9"

Fitted Carpets, Electrical Heater, Spot Lighting, ceiling to floor window, spot lighting.

## En-suite

6'11" x 6'5"

Part tiled shower room, Shower attachment and mixer, fitted mirror, WC, hand wash basin, spot lighting.

## Additional Information

Service Charge £3579.40 pa including parking space

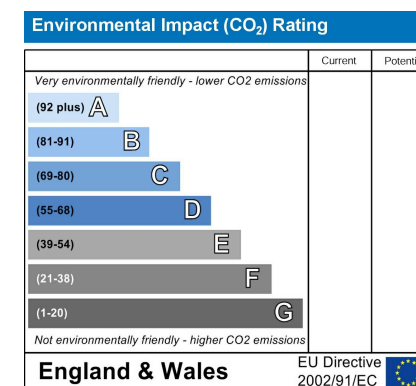
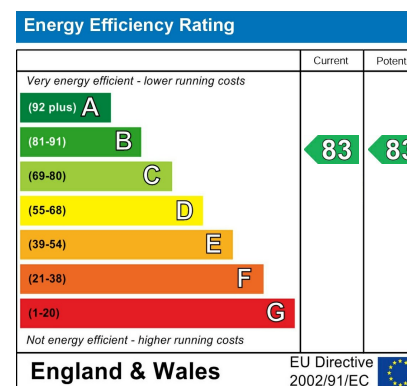
Lease 250 years from 2006, ( 20 year reviews )

Ground Rent £200 pa

Building Managed By Zenith

## Agents notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

[manchester@jordanfishwick.co.uk](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

