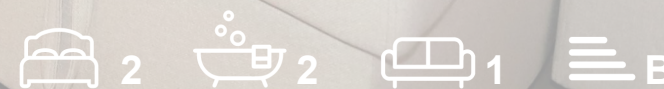


RESIDE  
MANCHESTER



Apt 53 One Vesta Street  
New Islington, Manchester, M4 6LU

**Asking Price £340,000**



## Apt 53 One Vesta Street

New Islington, Manchester, M4 6LU

A well presented 2 bedroom corner apartment located on the 2nd floor of Manchester Life's One Vesta Street development, benefiting from a spacious open-plan kitchen/living area. 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.

Please contact the 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, 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.

**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.

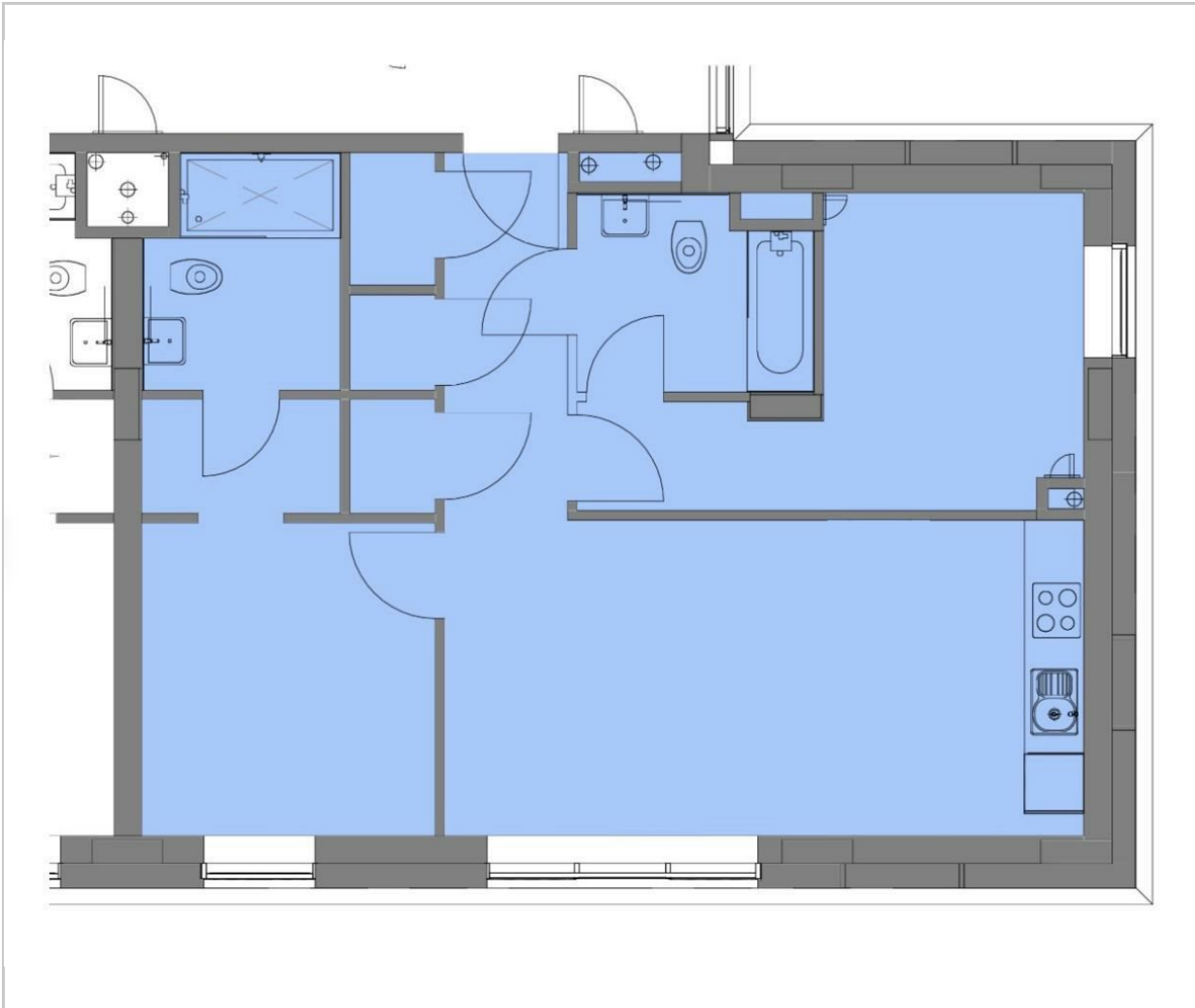
### Lease Information

Lease - 250 years from January 2020.  
Ground rent - Peppercorn  
Service charge: £2,418.35 per annum  
Building insurance: £363.34 per annum  
Marina charge: £238.66 per annum

- Two Double Bedrooms
- Two Bathrooms
- Secure Allocated Parking Included
- Seconds From New Islington Metrolink
- 24 Hour Concierge
- EPC Rating B
- Secure Cycle Storage
- Communal Indoor Club Room
- Communal Terrace
- Corner Unit



## Floor Plan



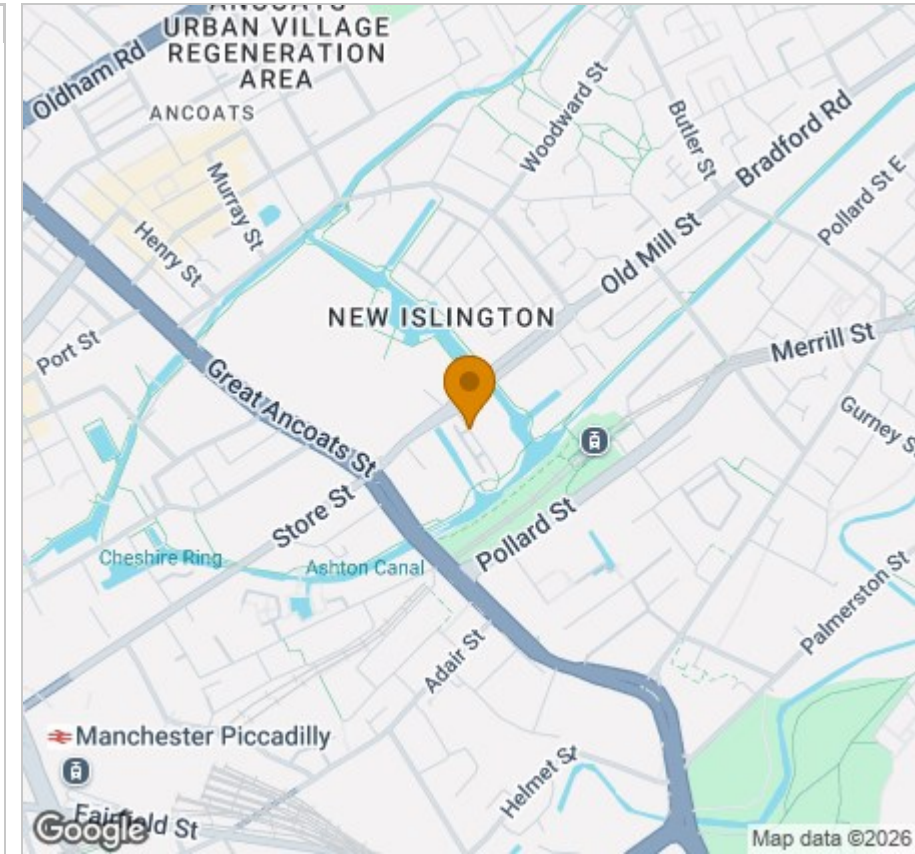
## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

