



RESIDE  
MANCHESTER



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

Asking Price £230,000



# 41 One Vesta Street

New Islington, Manchester, M4 6LT

This generously sized one-bedroom apartment is situated on the second floor of Manchester Life's One Vesta Street development and features a bright open-plan kitchen and living area. Set alongside the Ashton Canal, residents benefit from a 24-hour concierge service, a communal terrace, a residents' club room, and secure bicycle storage.

One Vesta Street is ideally located in the heart of New Islington and Ancoats, surrounded by a fantastic selection of independent bakeries, cafés, and restaurants. New Islington tram stop is just a short walk away, providing excellent transport links to the City Centre and across Greater Manchester.

The property is offered chain free. To arrange a viewing, please contact the sales team on 0161 837 2840.

## The Tour

One Vesta Street is a prestigious waterside development comprising 169 apartments and three townhouses, set within a secure gated community and bordered by the Ashton Canal and New Islington Marina. Designed by world-renowned architect Rafael Viñoly, the development offers a 24-hour concierge service, residents' club room, and landscaped outdoor amenity space, all within one of Manchester City Centre's most sought-after locations.

**Living/Kitchen Area:** A spacious open-plan kitchen and living area featuring 18mm oak engineered wood flooring and a fully fitted Omega kitchen. Appliances include an integrated Neff oven and hob, along with a CDA fridge and freezer. The space is finished with wall-mounted electric heaters, LED downlights, and a large picture window that fills the room with natural light. There are two spacious storage cupboards with one housing the washer/dryer.

**Bedroom:** A well-proportioned, fully carpeted double bedroom with walk-through wardrobes leading to a private en-suite bathroom. Additional features include LED downlights and TV and satellite points.

**Bathroom:** The stylish bathroom is fully tiled and fitted with a three-piece suite featuring Villeroy & Boch sanitaryware. Further benefits include a thermostatic shower over the bath, large mirror with vanity shelf, heated chrome towel rail, and LED downlights.





## The Area

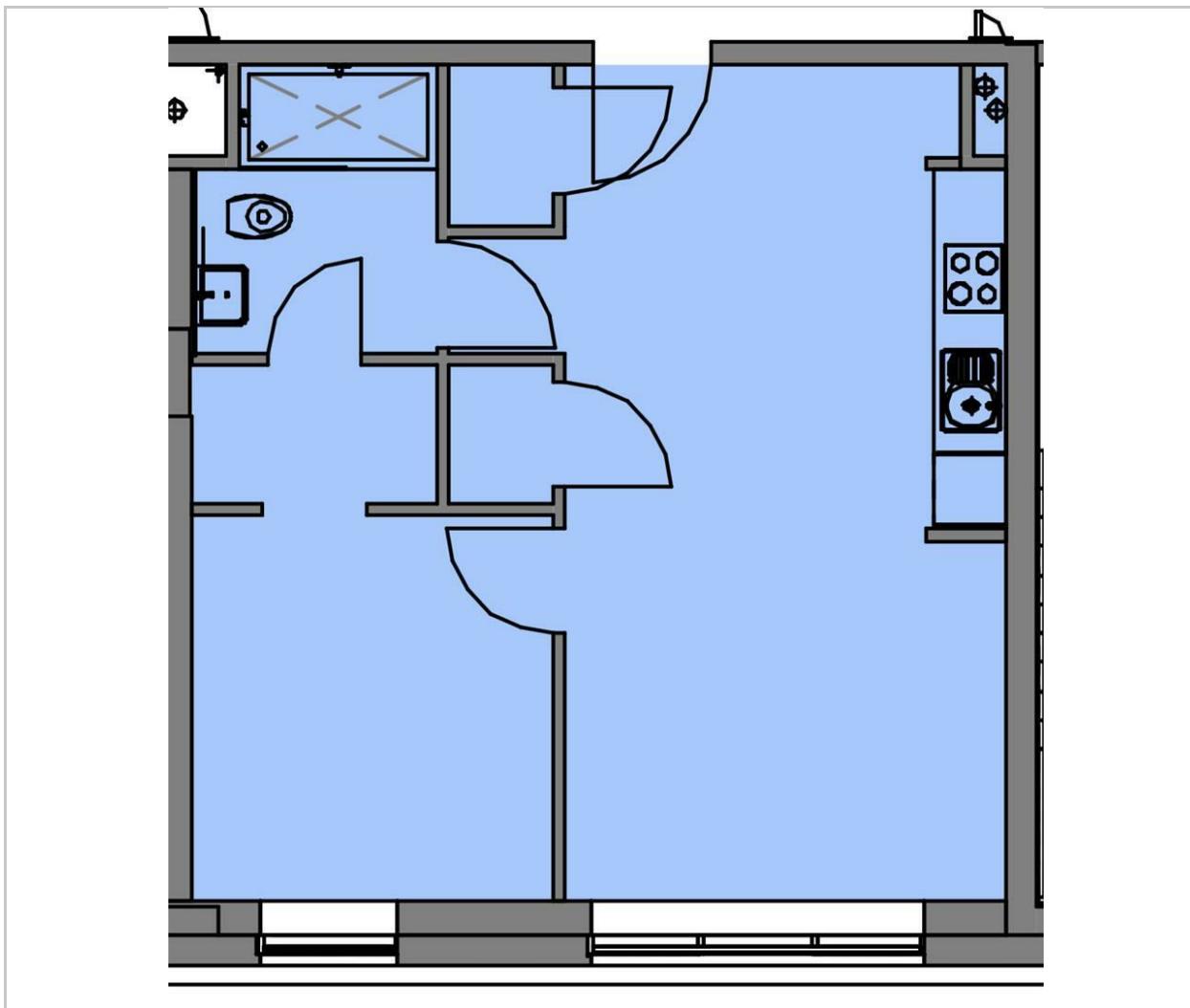
New Islington is one of Manchester's most dynamic and sought-after neighbourhoods, having benefitted from a 20-year regeneration that has transformed the area into one of the UK's Best Places to Live, as recognised by The Sunday Times. The area is characterised by its abundance of green, open spaces, offering the opportunity to enjoy outdoor living while remaining just a short walk from Manchester City Centre. A fantastic selection of bars, cafés, and restaurants can be found on your doorstep, including Cask, Pollen Bakery, and Flawd Wine Bar, with Cutting Room Square also only a short stroll away. New Islington tram stop is just moments' away from the development, giving you access to transport around the city.

## Lease Information

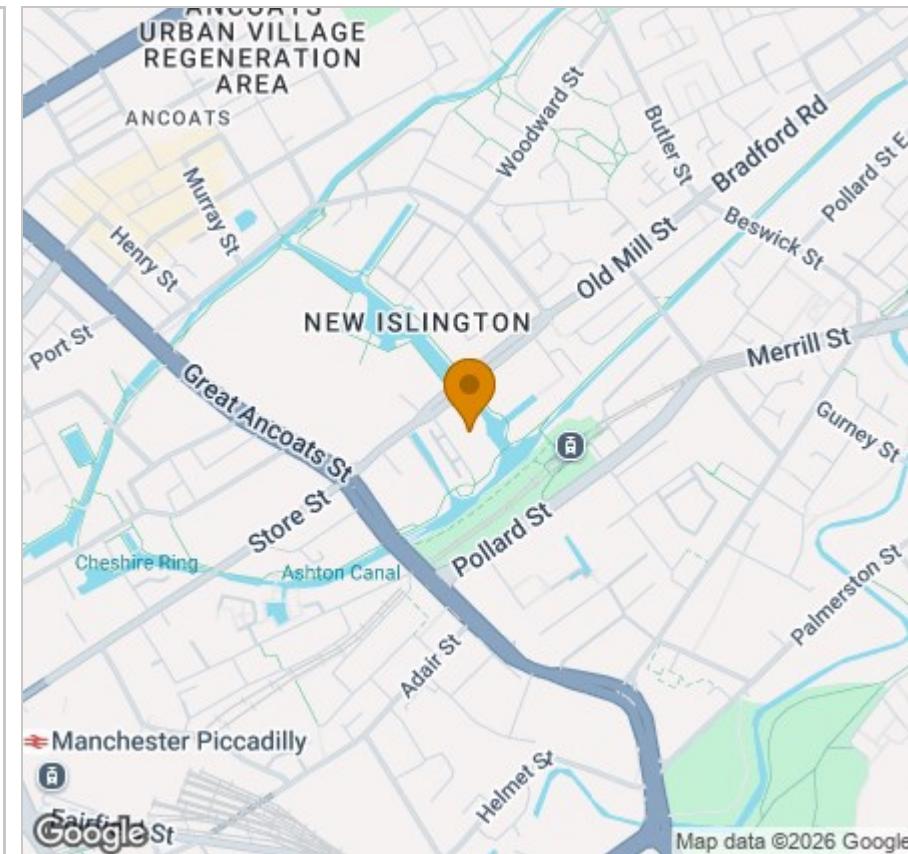
Length of lease - 250 years from January 2020.  
Service charge - £1764 per annum.  
Ground rent - Peppercorn.

- One Bedroom
- One Bathroom
- 2nd Floor
- Chain Free
- 24 Hour Concierge
- EPC Rating B
- Residents' Terrace
- Communal Club Room
- Close to Transport Links
- EWS1 Form Available

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	85	85
(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		
(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	

## 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.

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