



RESIDE  
MANCHESTER



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

**Asking Price £320,000**



## Apt 6 One Vesta Street

New Islington, Manchester, M4 6LT

A two bedroom apartment located on the ground floor of One Vesta Street development, benefiting from a spacious open-plan kitchen/living area and an allocated car 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.

Secure parking included and is being offered on a chain free basis!

Please contact the sales team on 0161 837 2840 to arrange a viewing.

### The Tour

One Vesta Street is an impressive waterside development featuring 169 apartments and three townhouses, set within a secure gated community and bordered by the Ashton Canal and New Islington Marina. Designed by internationally acclaimed architect Rafael Viñoly, the development offers a 24-hour concierge, a residents' club room, and landscaped outdoor amenity spaces, all within one of Manchester city centre's most desirable locations.

### Living/Kitchen Area:

A bright and spacious open-plan kitchen and living area finished with 18mm engineered oak flooring. The contemporary Omega kitchen includes a generous breakfast bar and integrated Neff oven and hob, along with a CDA fridge and dishwasher. Additional features include wall-mounted electric heaters, LED downlights, and a large picture window that fills the space with natural light while offering views over the Ashton Canal. A separate utility cupboard houses a freestanding freezer, washer-dryer, and water cylinder.

### Bedroom One:

A well-proportioned double bedroom with fitted carpet, a walk-through wardrobe, and a stylish en-suite bathroom. Complete with LED downlights and TV/satellite points.

### Bedroom Two:

A comfortable double bedroom, fully carpeted and fitted with LED downlights, with access to the main bathroom.

### En-Suite:

Elegantly finished with fully tiled flooring and a three-piece suite featuring Villeroy & Boch sanitaryware, a thermostatic walk-in shower, large mirror with vanity shelf, heated chrome towel rail, and LED downlighting.

### Bathroom:

Finished to a high standard with fully tiled flooring and a three-piece suite by Villeroy & Boch, including a bath with thermostatic shower overhead, large mirror with vanity shelf, heated chrome towel rail, and LED downlights.





### The Area

New Islington stands out as one of Manchester's most vibrant and desirable neighbourhoods, shaped by more than two decades of regeneration that have elevated it into one of the UK's Best Places to Live, as recognised by The Sunday Times. The area is rich in green, open spaces, offering residents the chance to enjoy the outdoors while remaining just a short walk from the city centre. A lively mix of bars and restaurants can be found right on your doorstep—including Cask, Pollen Bakery and Flawd Wine Bar—with the ever-popular Cutting Room Square also just a short stroll away.

### Lease Information

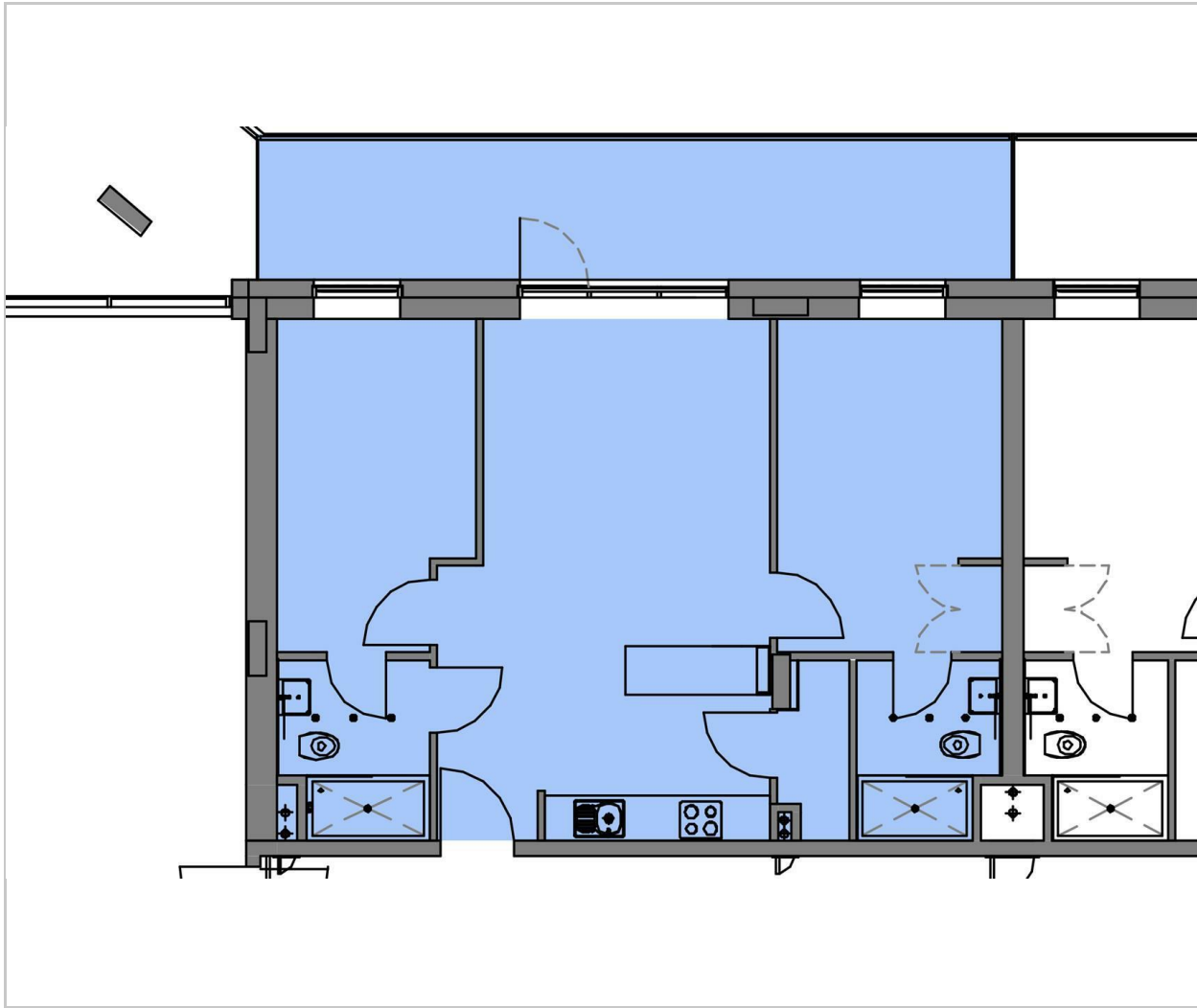
Lease - 250 years from January 2020.  
Ground rent - Peppercorn  
Service Charge - £2573.36 per annum



- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Canal Facing Terrace
- Secure Allocated Parking Included
- EPC Rating C
- 24 Hour Concierge
- Secure Bike Storage
- Residents Terrace
- Communal Club Room



## Floor Plan



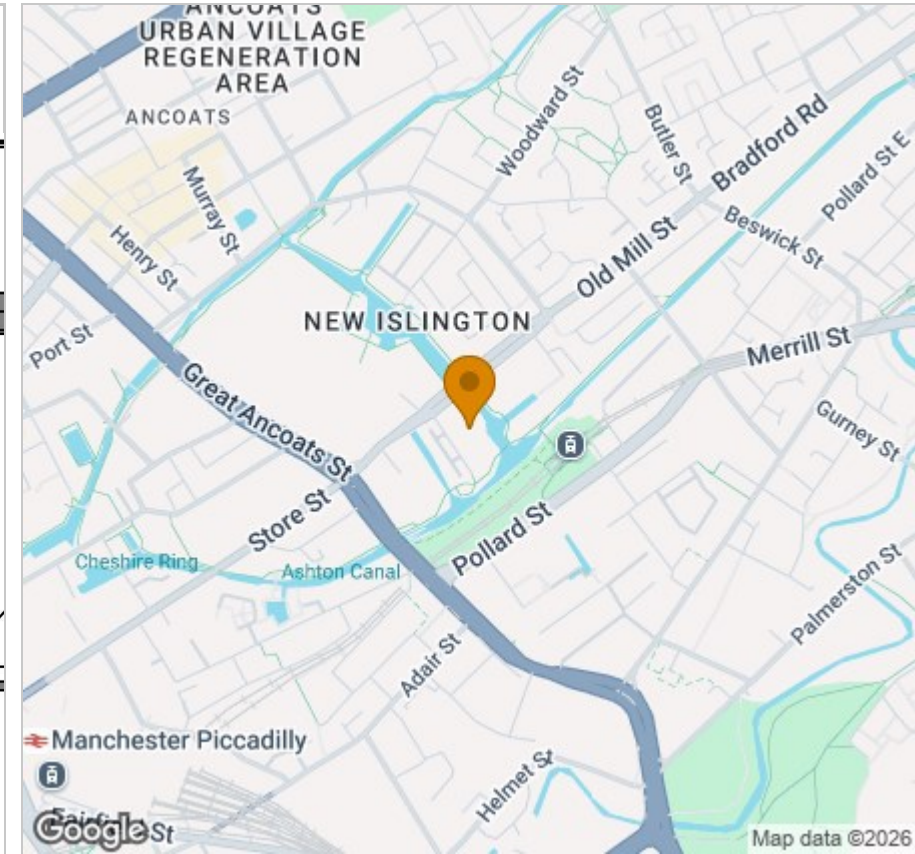
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

