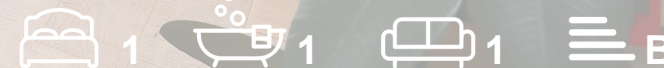


RESIDE  
MANCHESTER

Flat 93 One Vesta Street  
New Islington, Manchester, M4 6LU

Asking Price £220,000



## Flat 93 One Vesta Street

New Islington, Manchester, M4 6LU

This spacious one-bedroom apartment is located on the fourth floor of Manchester Life's One Vesta Street development, offering a light-filled open-plan kitchen and living space. Positioned alongside the Ashton Canal, residents enjoy access to a 24-hour concierge, communal terrace, residents' club room, and secure cycle storage.

Situated in the vibrant neighbourhoods of New Islington and Ancoats, One Vesta Street is surrounded by an excellent choice of independent bakeries, cafés, and restaurants. New Islington tram stop is only a short walk away, providing convenient connections to Manchester City Centre and the wider Greater Manchester area.

To arrange a viewing, please contact the sales team on 0161 837 2840!

### The Tour

One Vesta Street is an exclusive waterfront development comprising 169 apartments and three townhouses, set within a secure gated community alongside the Ashton Canal and New Islington Marina. Designed by internationally acclaimed architect Rafael Viñoly, the scheme benefits from a 24-hour concierge, residents' club room, and beautifully landscaped outdoor spaces, all positioned in one of Manchester City Centre's most desirable locations.

### Living/Kitchen Area:

A bright and spacious open-plan living and kitchen area finished with 18mm oak engineered wood flooring and a contemporary Omega kitchen. Integrated appliances include a Neff oven and hob, plus a CDA fridge and freezer. The room also features wall-mounted electric heaters, LED downlights, and a large picture window that allows for plenty of natural light. Two generous storage cupboards are provided, one of which houses the washer/dryer.

### Bedroom:

A well-sized double bedroom, fully carpeted and complete with a walk-through wardrobe leading to a private en-suite. Additional highlights include LED downlights and TV and satellite connections.

### Bathroom:

The sleek, fully tiled bathroom is fitted with a modern three-piece suite incorporating Villeroy & Boch sanitaryware. It also offers a thermostatic shower over the bath, a large mirror with vanity shelf, a heated chrome towel rail, and LED downlighting.





### The Area

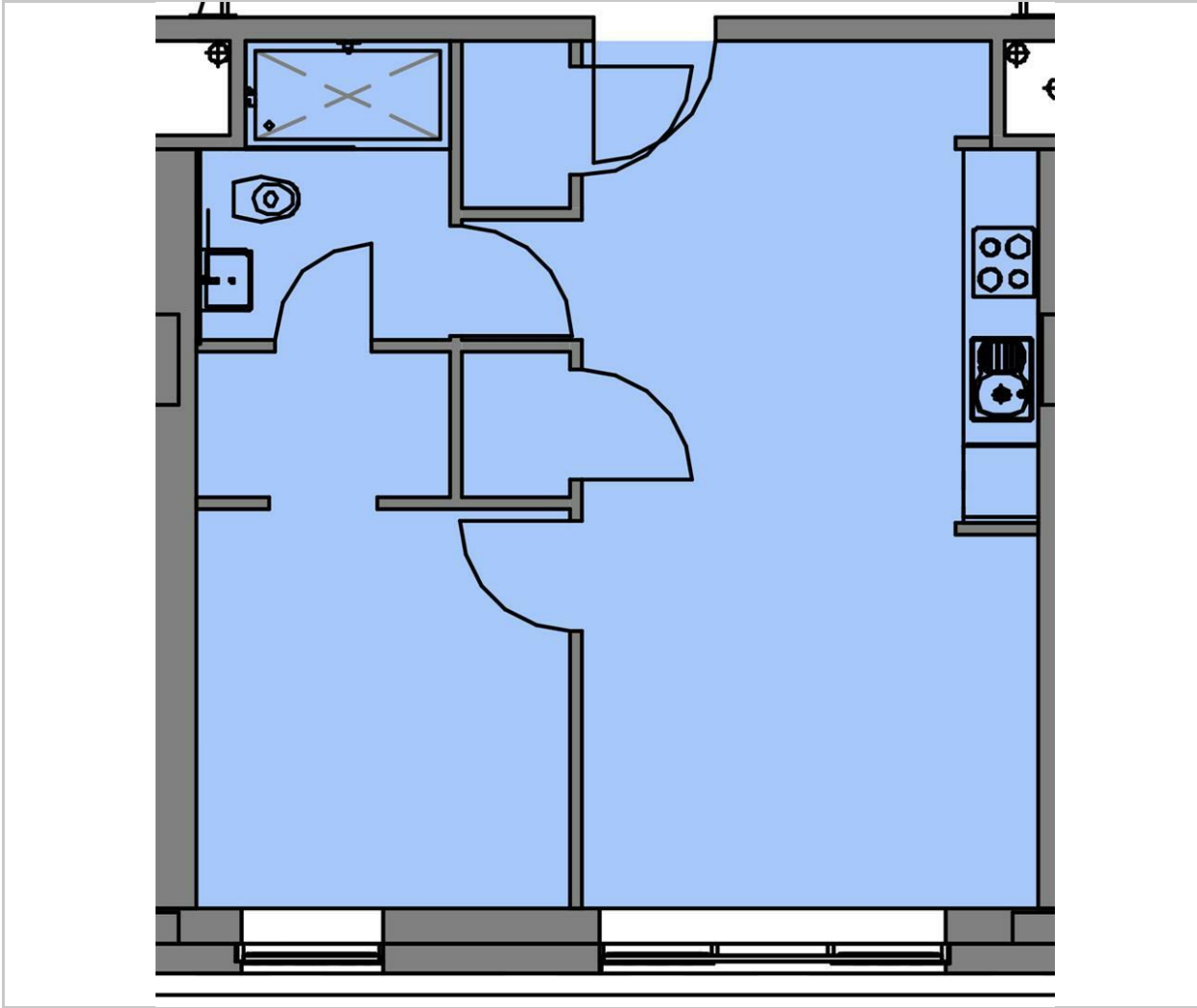
New Islington is one of Manchester's most dynamic and sought-after neighbourhoods, shaped by over 20 years of regeneration that has transformed it into one of the UK's Best Places to Live, as recognised by The Sunday Times. The area offers an abundance of green, open spaces, allowing residents to enjoy the outdoors while remaining just a short walk from the city centre. A vibrant selection of bars and restaurants sit right on your doorstep, including Cask, Pollen Bakery and Flawd Wine Bar, with the popular Cutting Room Square also only a short stroll away.

### Lease Information

Lease - 250 years from January 2020.  
Service charge: £1781.63  
Buildings insurance: £264.11  
Marina State Service Charge £173.48  
Ground rent - Peppercorn

- One Bedroom
- One Bathroom
- 4th Floor
- 24 Hour Concierge
- EWS1 Form Available
- EPC Rating B
- Residents' Terrace
- Bike Storage
- Communal Club Room
- Close To Transport Links

## Floor Plan



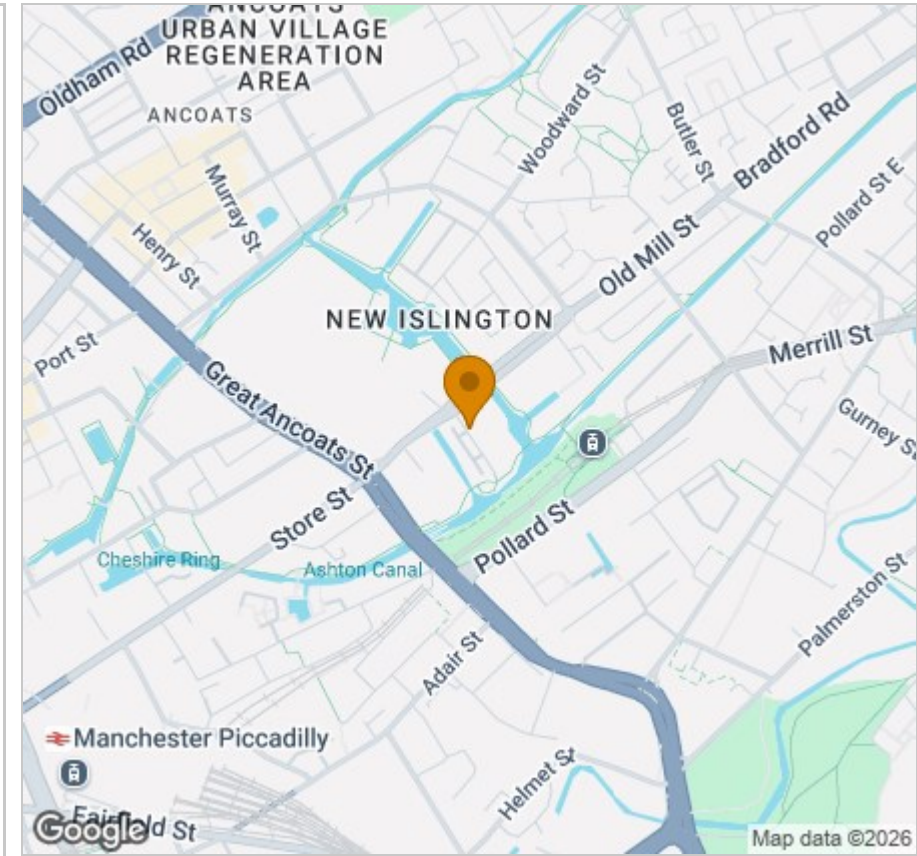
## Viewing

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

