



jordan fishwick

Apt 154 Islington Wharf, New Islington, 153 Great Ancoats Street, Manchester, M4

CDNI

We are pleased to have for sale this stunning one bedroom apartment, found on the 12th floor of the Islington Wharf development. This apartment has breath-taking views of the city centre and surrounding areas which can be enjoyed from the floor to ceiling windows in the living area. Open Kitchen has luxury solid oak work surfaces. Integrated appliances which include dishwasher, electric oven and ceramic hob with extractor hob over. The bathroom suite is stylishly appointed and the bedroom is generous in size. Islington. Parking included. EWS1 IN PLACE

Price £190,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Entrance Hall

Entry phone, cupboard housing heating system and washing machine

Kitchen / Lounge

18'4" x 14'3"

A great corner room with floor to ceiling windows with stunning views of Manchester city centre, wooden flooring and radiator. The kitchen comes with wall and base units with complimentary worktop, sink, integrated oven/hob, fridge/freezer, dishwasher and extractor fan. Spot lighting and electrical power sockets.

Bedroom

14'5" x 9'3"

Spacious bedroom with enough room for a doubler bed, two double glazed windows, electrical heater, spot lighting.

Bathroom

6'9" x 9'0"

Part tiled bathroom, fitted mirror, hand wash basin, W.C, heated towel rail, spot lighting.

Externally

Access to communal gardens. Allocated parking space included.

Additional information

Service Charge- £1802.88

Ground Rent- £200.00

EPC Rating- B

Council Tax Band-B

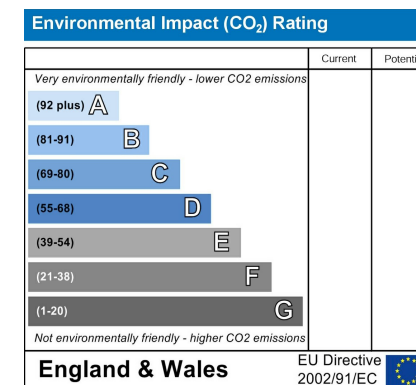
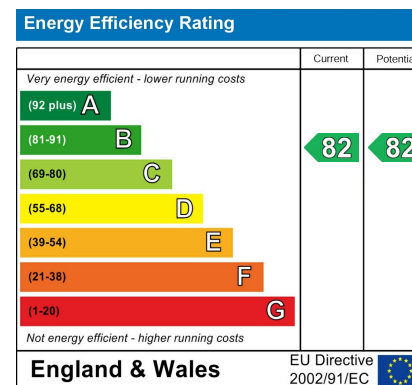
Managing Agent- Zenith Property Management

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.

Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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