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# Apt 53 Milliners Wharf, 2 Munday Street, Ancoats, Manchester, M4 7BB

Immaculately presented fifth floor apartment in the sought after Milliners Wharf Development, Ancoats.

The property comprises of a welcoming entrance hallway leading to all rooms, high gloss wall and base units with integrated appliances, open plan lounge with access to a balcony, two double bedrooms with the master including an en-suite with the second bedroom benefiting from a private balcony. There is also a modern family sized bathroom with shower attachment. Parking Included. EWS-1 B1 Rating. Mortgage Buyers Welcome.

## Asking Price £262,500

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### The Building

Milliners Wharf enjoys a prime waterside position on the Ashton Canal in vibrant New Islington, just a few minutes' walk from the nearest tram stop and only a 10-minute stroll to Piccadilly Station and the fashionable Northern Quarter.

#### Entrance Hallway

Spacious hallway with laminate flooring, Electric heater. storage cupboard housing hot water system and washer/dryer. Open to-

#### Lounge / Kitchen

23'7" x 12'9"

Spacious open plan kitchen within the living area. High gloss range of wall and base units with complimentary worktop, integrated electric hob/oven and microwave, fridge, freezer, dishwasher, sink with mixer tap over. Wooden flooring, electric heaters and ceiling spot lights. Access to the balcony.

#### Master Bedroom

15'1" x 12'9"

A well-presented and spacious room featuring a built-in wardrobe, carpeted flooring, wall-mounted electric heater, numerous power points and access to the en-suite bathroom.

#### En-Suite

7'6" x 5'2"

Low level WC, single enclosure shower, wall-mounted sink, mirrored cabinet, built in extractor fan. Heated towel rail, tiled flooring, painted plaster ceiling, recessed lighting and ceiling light.

#### Bedroom Two

16'0" x 9'6"

Spacious double bedroom, featuring sliding doors to the balcony, electric heater, carpeted flooring, ceiling lights.

#### Bathroom

6'10" x 6'6"

Part tiled bathroom, glass shower screen, rain attachment with mixer, low level W.C, hand wash basin, fitted mirror, spot lighting, towel rail.

#### Externally

Main balcony accessed from living area, glass panel with metal handrail. Second enclosed balcony accessed from the second bedroom. Parking Included.

### Additional Information

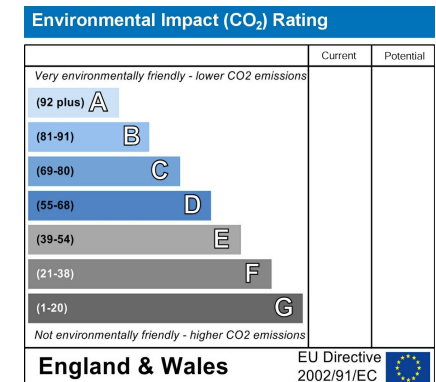
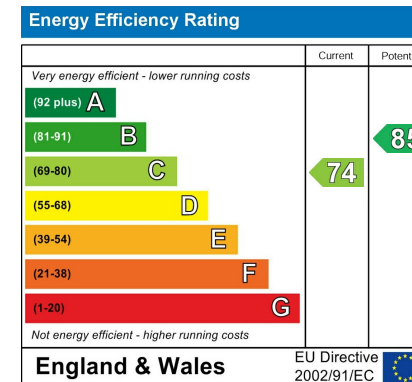
Service Charge- £3,174.51 including buildings insurance  
Ground Rent £509.39p pa (increases every 5 years with RPI) Please check with your lender prior to viewing  
Lease 155 Years from 2007  
Council Tax Band- C  
EPC - C  
Building Managed By Redpath Bruce Property Management

### Agents Notes

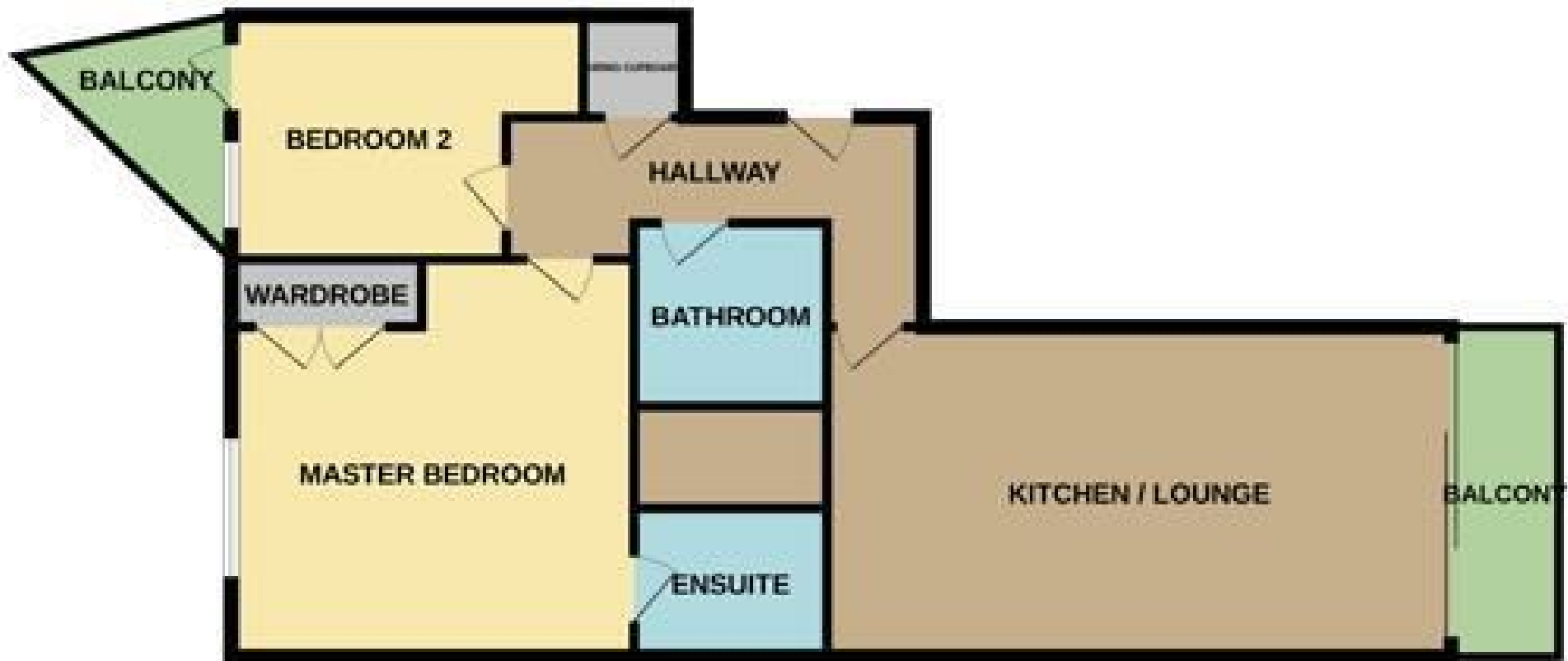
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