jordan fishwick

Apt 26 Milliners Wharf, 2 Munday Street, New Islington, Manchester, M4 7BB

Jordan Fishwick are delighted to offer this superb two-bedroom canal-side apartment, located on the third floor of the highly sought-after Milliners Wharf development in New Islington. The accommodation comprises an entrance hallway leading to a spacious open-plan corner living and dining area with a modern fitted kitchen, complete with integrated appliances and direct access to a large wrap-around enclosed winter garden/balcony. Both bedrooms are well proportioned, with the principal bedroom benefiting from a contemporary en-suite shower room, in addition to a separate family bathroom. Further advantages include secure under croft parking and a welcoming 24/7 onsite concierge service. Offered with no onward chain. EWS1 rating B1 – mortgage buyers welcome.

Price £279,500

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-

Living Room / Kitchen

18'11" x 12'6"
Range of wall and base units with complimentary kitchen worktop, integrated fridge / freezer, dishwasher, oven / microwave, hob and extractor fan. Laminate flooring, inset spot lighting and twin sliding doors to the winter garden / balcony. Two electric smart heaters.

Master Bedroom

11'2" x 9'4"
Large double glazed windows and electric heater, Fitted double wardrobe with sliding doors.

En-Suite

5'8" x 7'7"
Walk in shower with rain shower head, wash hand basin and w.c. Built in cupboard with light and mirror. Tiled walls and floor with chrome heated towel rail.

Bedroom Two

10'0" x 9'0"
Double glazed sliding patio door to the Winter garden / balcony. Electric heater.

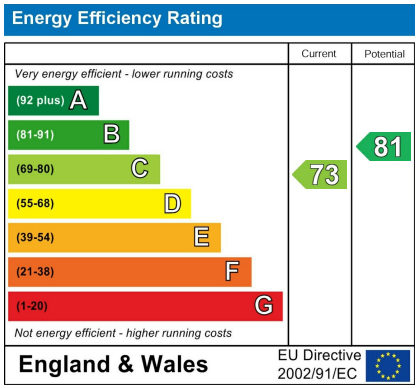
Bathroom
5'6" x 7'7"
Three piece suite with shower attachment over the bath, wash hand basin and w.c. Tiled walls and floor with fitted cupboard with light and mirror. Chrome heated towel rail.

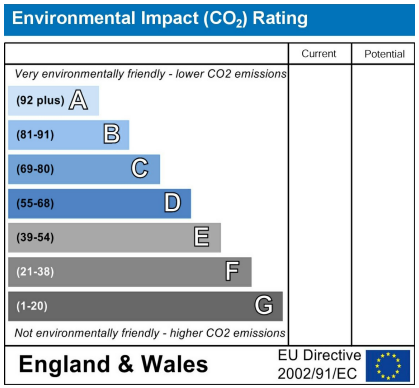
Winter Garden
This wrap around room has glazed windows and decked flooring. Offering extra storage area. Ideal for taking in the local sights and views of the canal and towards the City.

Externally
The property benefits from a secure allocated undercroft parking space.

Additional Information
Service Charge- £2,911.85
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 - TBC
Building Managed By Redpath Bruce 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.





Email: manchester@jordanfishwick.co.uk

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