
jordan fishwick

# Apt 17 Milliners Wharf, 2 Munday Street, New Islington, Manchester, M4 7BB

Well presented second 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 shower and further second bedroom. There is also a modern family sized bathroom with shower attachment. Parking Included. EWS-1 B1 Rating. Mortgage Buyers Welcome. On Site Caretaker

# Price £230,000

**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.

## Living/Kitchen
20'8" x 16'9"
Range of wall and base kitchen units with complementary kitchen worktop, integrated oven / hob. open plan kitchen / lounge, laminate flooring throughout, access to balcony through French sliding doors, electric heaters, spot lighting.

## Master Bedroom
10'11" x 13'1"
Fitted carpets, electric heater, spot lighting, floor to ceiling UPVC window, fitted wardrobe, access to the en-suite

## En-Suite
7'7" x 5'1"
Fully tiled en-suite with walk in shower with rain attachment and mixer, fitted mirror, hand wash basin, low level W.C, heated towel rail, spot lighting.

## Bedroom Two
11'10" x 8'9"
Fitted carpets, electric heater, spot lighting, floor to ceiling UPVC window, fitted wardrobe

## Bathroom
5'5" x 7'4"
Fully tiled bathroom, bath with rain attachment and mixer, low level W.C, hand wash basin, fitted mirror, spot lighting, heated chrome towel rail.

## Externally
Access to balcony through lounge. Allocated parking space

## Additional Information

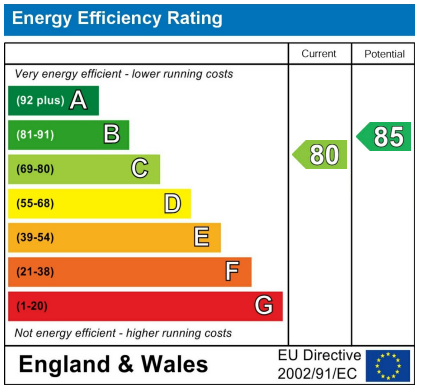
Service Charge- £2,851.00 including buildings insurance
Ground Rent £509.39p pa (increases every 5 years with RPI) Please check with your lender prior to viewing
Lease 155 Years from 2007
Council Tax Band- C
EPC - C
Building Managed By Redpath Bruce Property Management

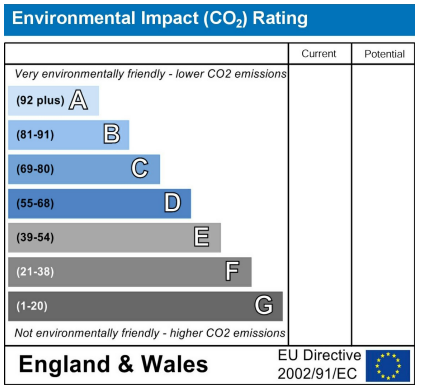
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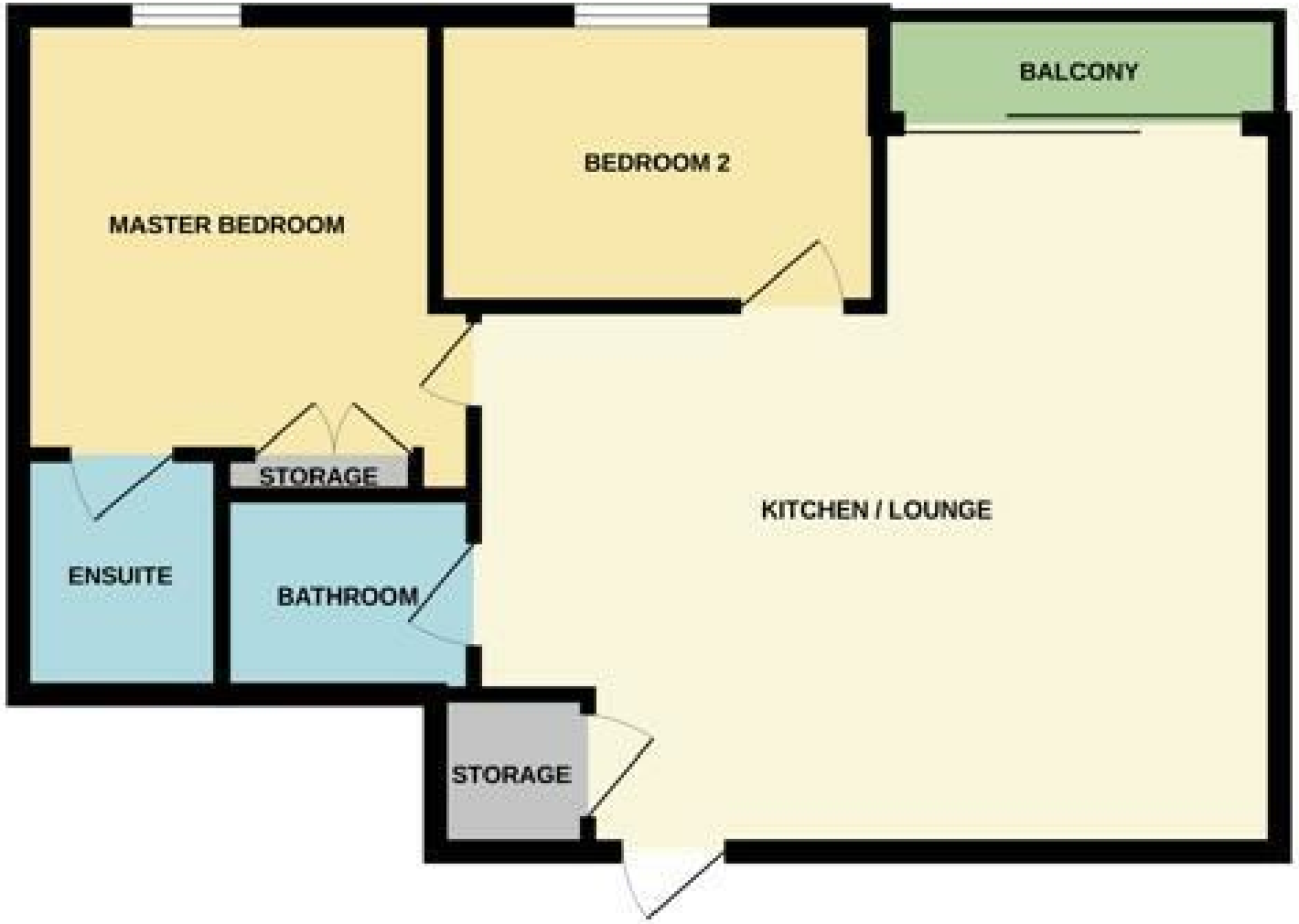














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