



## Apartment 403 Atelier, 2 Islington Street, Salford, M3 Offers Over £185,000



**\*\* BRIGHT REAR ASPECT POSITION \*\*** An immaculate one bedroom apartment located on the top (fourth) floor of a modern development which occupies a convenient location close to Manchester city centre. Atelier was completed in 2021 and is situated opposite Bexley Square. It offers a number of units on the ground floor one of which is an independent coffee shop and there are further cafes, restaurants and shops within close proximity. It also benefits from a podium level garden & communal workspace. The property is positioned towards the rear of the building and is a short walk from Spinningfields and the newly established St John's neighbourhood as well as transport links including Salford Central train station and bus network which runs right outside the front of the development along Chapel Street. The well proportioned interior briefly comprises; entrance hall with storage cupboard, open plan living room, stylish kitchen with integrated Zanussi appliances and dining space, double bedroom with built in wardrobe and luxury Villeroy & Boch bathroom suite. EPC rating (B)

- TOP (FOURTH) FLOOR POSITION
- EWS1 FORM AVAILABLE WITH A1 RATING
- SECURE FOB ENTRY SYSTEM
- CONVENIENT LOCATION CLOSE TO PEEL PARK, TRANSPORT LINKS & EATERIES
- HIGH SPECIFICATION THROUGHOUT
- BRIGHT & WELL PRESENTED APARTMENT
- RESIDENTS PODIUM GARDEN & COMMUNAL WORKSPACE
- SHORT WALK FROM SPINNINGFIELDS, ST JOHNS & DEANSGATE
- MODERN PURPOSE BUILT DEVELOPMENT ON THE FRINGES OF MANCHESTER CITY CENTRE
- DOUBLE BEDROOM WITH BUILT IN WARDROBE

